Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0706/24

Site: **51 Riverside Road, Shoreham**

Proposal: **Demolition of existing front extension and construction of flat roofed front extension, retention of existing single storey elements with remodelling throughout, two storey flat roofed first floor extension (with raised roof height) at the rear, roof terrace at first floor North elevation, raised decking with balustrade. Application to vary Condition 1 of AWDM/0987/23 Amendments to door and window positions on first and second storey. Amendment to cladding material. Hip roof change to gable end roof.**

Date of site visit: 9 August 2023 in connection with original application

Neighbours checked: Y

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the north side of Riverside Road. It has a front extension which brings the property closer to the road than its immediate neighbours. The rear garden backs onto the River Adur and there is a large outbuilding plus jetty/slipway connected to the site.

Permission was granted in 2023 to demolish the existing front extension and replace it with a slightly smaller flat roofed extension. At the rear a two storey flat roofed extension was proposed with first floor rear balcony. Raised decking was also proposed to the east side and rear. The extensions were to be timber clad while the existing bungalow, which is to be retained between the two new extensions, was to be metal clad, giving the property a contemporary appearance.

This application seeks amendments to that permission, namely:

- Changing the hipped roof at the front to a gable
- Changing the size and position of some windows
- Changing timber cladding to corrugated metal cladding
- Allowing a first floor east side window to be clear glazed, in agreement with the neighbour
- Reduction in size of rear decking so that it does not project beyond the rearmost elevation

Relevant site history

As above

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 28, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (Dec 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Visual amenity

The character of the streetscene is mixed with variation in roof heights and design. To the west there is a chalet bungalow with steeply pitched roof and large side dormer and the proposed rear extension will sit below the height of that property's ridge. The front extension replaces the existing and does not project as far to the front. It is subservient in scale.

The rear extension would result in an overtly 2 storey appearance to the rear of the building whilst retaining the general character of the bungalow for the front elevation. A similar type of extension has been constructed at No.55 to the east but in that case the two storey element is not clearly visible from the street. In this case the two storey extension will project beyond the side roofslope and will be clearly visible, resulting in an unusual, hybrid form of appearance, contrasting between the existing hipped roof form of the existing building and the modern extension at the rear. The rear extension is set back from the street though and it would not be unduly dominant. The contemporary form and use of materials throughout will help to create a more cohesive design however, and this modern addition will not look unduly out of place within this area where contemporary two storey development is slowly being introduced, including at No. 55 and No.30 further west on the other side of the road.

The change from timber to metal cladding has been proposed for the following reasons (as taken from the submitted D&A Statement):

"To meet the tight project budget the cladding at 51 Riverside Road needs to be a cheap and simple, so Cladco 13/3 corrugated sheeting has been selected as the common material. Corrugated sheeting will particularly reflect the old sheds of neighbouring boatbuilders - Clarke and Hinds, and was also widely used on many Shoreham beach bungalows. The boatbuilding sheds were a dirty grey/black colour, with galvanised and rusty red panels and roofs. We have chosen to use a palette of similar colours from the common material. The oldest part of the house is in galvanised sheeting, which will also take on a mellow patina over time, with a roof proposed in Cladco chestnut colour.

The remainder of the existing house is clad in goosewing grey colour so that the internal room colours and decoration will display well and anthracite grey has been chosen as the closest match to the old sheds, rather than the intense black that might be more associated with Rye or Hasting fishing shacks, for the rear addition on the riverside.
The porch detail uses timber in a limited area and this will be treated timber, so it retains a rich colour and does not grey in time."

In light of the mixed character and lack of harm, it is considered that the design approach can be supported.

Residential amenity

The neighbouring bungalow (No.53) to the east has a blank gable wall facing the site and a gap of 8.5m would be retained between the rear extension and that property. A large east facing side window was originally proposed which would have had clear views across the rear garden of No. 53. The applicants had previously agreed to obscure glaze this. In the current application, in agreement with their neighbour, the window has been reduced in size and moved further northwards to limit overlooking into the neighbouring garden. There will overlooking but it will be mutual, as the neighbouring property has a first floor balcony which has views into No. 51's garden. On balance, and as the neighbours appear to be in agreement with no objections received, this amendment is acceptable.

The proposed raised decking area has been limited to the east side only now and will not cause a loss of amenity due to the blank side wall and boundary fencing at No.53.

To the west, No. 49 is a chalet bungalow with side dormer. The application property sits further back in its plot than No. 49. The rear extension is positioned so as not to obstruct light or outlook to that dormer. There is a ground floor side window towards the rear of No.49 and a rear conservatory, which might lose some light. However, there is a gap of about 2m to the boundary which will help to provide some relief from the proposal. Furthermore, the massing of the extension is reduced at first floor level by the introduction of a balcony on the NW corner. An obscure glazed screen, 1.8m high, will protect privacy to No.49. A first floor side window to an en suite is shown as being high level (cill height 1.7m above floor) which will also maintain privacy. Another side window replaces an existing in a similar position and it is not considered that it will cause any increased overlooking than currently exists.

Overall, the proposal is not considered to result in harm to neighbouring occupiers.

Flood Risk

The site lies partially within flood risk zone 2 and 3b. The applicant has met the Environment Agency's requirement in confirming that floor levels will be set no lower than that of the existing dwelling.

Sustainability

A PV array is proposed for the flat roof of the front extension and an ASHP is also proposed.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials as specified
4. Balcony screen

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. PFA

Is recommendation contrary to letter(s) of representation? N

Case Officer: Peter Barnett Date: 26 June 2024

Authorised by: Gary Peck Date: 26 June 2024