Expiry Date – 31/12 EOT 28/1

Development Control – Delegated Officer Report

Application Number: AWDM/1932/21 Recommendation – Grant

Site: 1 Shingle Road, Shoreham Beach

Proposal: **Demolition of conservatory and garage and erection of single storey extensions.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 14/1

Site and Surroundings

This application relates to a bungalow on the east side of Shingle Road. It shares boundaries with properties in Old Fort Road and The Meadway south and east of the site respectively otherwise it is the only property in Shingle Road between these two roads. Opposite the site are three storey flat roofed flats.

The site is not in a conservation area and is not listed.

Proposal

Presently the site has a north side conservatory and detached garage between which is a double width gate. It is proposed to remove these and to build tandem side extensions which would extend 12 metres in width and approximately 3 metres further north than the garage does at present.

The extensions have a different character to the existing bungalow and are more contemporary in their appearance. The link addition and home studio are to be pitched roof and timber clad. The link would sit off the boundary with 71 The Meadway and would have a ridge height of 3.4 metres. The studio sits just off this boundary and has an assymetric roof that would have a maximum ridge height of 4.1 metres. A flat roofed 'tail' is flat roofed and rendered with a height of 2.55 metres.

A detached garden outbuilding formerly proposed for the northern most part of the 'front' garden has been removed from the application as has fencing for the frontage.

Relevant Planning History

SU/180/83 – Demolition of Existing Bungalow & Erection Of New Detached Three-Bedroom Bungalow (Retaining Existing Garage). Granted

Consultations

Highways:

'This application is for the demolition of conservatory and garage/workshop and erection of single storey orangery and studio, and single storey detached workshop. The site is located on Shingle Road, an un-classified road subject to a speed limit of 30mph.

The proposed demolition of the existing garage/workshop has the potential to result in the loss of two parking spaces. The existing hardstanding parking area will be retained. The LHA would not raise any highway safety concerns to the proposed orangery, studio or workshop, which are not anticipated to generate an increase in parking demand.

The proposed parking area will be provided with double gates which open inwards of the site to enable a vehicle to wait clear of the highway whilst the gates are in operation, however the presence of the gates does limit the available parking provision over the existing un-gated arrangement. On-street parking is available in the vicinity of the site, however the LPA may wish to consider the potential impacts of overspill parking from an amenity point of view.

The proposed plans indicate that the existing low-level wall will be retained, with a 1.8m close boarded fence erected to the rear of the wall. There would be some benefit to reducing the height of the proposed fence for two metres either side of the proposed access to ensure pedestrian visibility splays. The proposed fence and workshop to the north of the site will not impact upon vehicular visibility at the junction of Meadway and Shingle Road.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.'

Technical Services:

'Flood risk- The application is within flood zone 3, and has minor areas at risk from surface water flooding.

Surface water drainage- the application includes only relatively small increases to impermeable area, we therefore have no conditions to request. Surface water drainage must be designed and constructed in accordance with building regulations, and must follow the hierarchy for sustainable drainage.'

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 1, 2, 3, 15 and 36 including 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020)
Revised National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance (CLG)

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area, the impacts of the development on neighbour amenity and also on the highway network.

Character

This bungalow sits alone on this stretch of Shingle Road between Old Fort Road and The Meadway. The garage and conservatory to be replaced cover largely the same area of the proposal and are of no consequence in themselves.

The extensions proposed are of a contemporary design with a mix of materials. The character of Shoreham Beach as a whole is an eclectic mix these days. The extension will not be out of keeping in this beach location.

Neighbour amenity

The only neighbour directly affected is No. 71 The Meadway which is at right angles to the site. The existing garage extends in line with the back wall of No. 71. The proposed extension elongates a further 3 metres towards The Medway frontage. No. 71 has an obscurely glazed window in its side wall and its front door. The extension proposed does not extend in front of their front door but will be outside the bathroom window. The extension is only 2.5 metres high at this point and rendered and white painted. It will not cause significant harm to light or outlook nor will it be unduly overbearing.

The higher extensions are in the position of the garage or conservatory and angle away from the boundary. No. 71 has high shrubbery inside the boundary which will largely obscure view of the extensions from their garden.

Again no significant loss of light or outlook will occur. No interference with their southerly or westerly light and view will occur.

Highways

The loss of the garage is not significant. Off street parking is to be provided and on street parking is available in the area.

Recommendation APPROVE subject to the following conditions:

1. *Approved Plans*
2. *3 years*
3. *Materials as specified*
4. *No additional west side windows*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 25.1.22
Authorised and signed by:	Peter Barnett	Date: 25 January 2022