Development Management - Delegated Officer Report

Application Number: AWDM/0200/20 Recommendation – Approve

Site: 404 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Remodelling of existing chalet bungalow to create new 2-storey dwelling with rooms in the roof including demolition of existing garage and potting shed and construction of ground floor side and rear extensions and first-floor extensions and alterations. (Amended resubmission of application reference AWDM/1371/19 to include provision of juliet balcony in rear dormer)

Date of site visit: 27 February 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a former detached chalet bungalow with front gable on the north side of Upper Shoreham Road. Permission was granted last year to remodel and extend the property to form a two storey dwelling with bedroom in the roof (AWDM/0415/19). Permission was then granted for an amendment to the design from a hipped roof to a part gabled roof and a large box dormer at the rear (AWDM/1371/19).

This application seeks approval for further amendments which include adding a juliet balcony to the rear dormer, a high level window under the eaves on the east elevation and the bringing forward at ground floor the front wall of the store on the east side, to be level with the front wall of the house. A proposed front boundary wall and gate has been removed from the application following concerns at its visual impact.

Relevant Planning History

As above

Consultations

None

Representations

Objections received from the occupiers of 21 and 27 Adur Avenue:

- Dormer window and Juliet balcony will cause loss of privacy

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Upper Shoreham Road contains a mix of dwelling sizes and types. The application property was previously 1 of a row of 3 bungalows in this stretch of the road but there are larger two storey dwellings beyond that in both directions. The presence of the larger house at 406 to the west ensures that the proposed dwelling will not appear out of character in this location, even with the additional bulk at roof level. The wide plots also help to maintain a sense of space between the buildings, with a lean-to at the side of 406 and the proposed lean-to at 404 also helping to prevent two storey form right up to the boundaries.

The proposed front dormer is less of a feature than the previously proposed glazed apex. It will not appear out of character as there are many dormers visible in the street. The rear dormer is wide but it is positioned away from the roof edges and is well below the ridge. Consequently, it is not considered to be visually harmful. There is a larger dormer at the rear of Che Bar to the NW of No.404.

The proposed changes in this application are all relatively minor in nature and do not result in significant alterations to the character and form of the extensions.

Residential amenity

The increased bulk and height of the building is not considered to cause a loss of light or outlook for the occupiers of the dwellings on either side of the site because of the spacing to be retained between buildings. The rear extension is deep but is also not considered to cause harm to neighbours. No. 402 has an outbuilding in the rear garden on the boundary with the site while No.406 has its main rear windows located further from the boundary.

There is a dwelling at the rear of No.406 known as Che-Bar which has a large dormer on the rear facing the rear garden of No. 404. It is positioned perpendicular to the site and is not considered to be adversely affected by this proposal. At the rear of the site Nos 23-27 Adur Avenue are over 60m away and are not considered to be adversely affected by the proposed dormer, the Juliet balcony and increased bulk of the building. The dormer replaces the previously approved glazed feature and will serve a bedroom and en suite.

The high level window serves a landing only and is to be obscure glazed so as to prevent any loss of privacy to the neighbouring property. The small increase in the length of the extension at the front will not result in harm to the amenities of the neighbouring occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No additional windows on the east or west elevations.
5. Obscure glaze east side window 2nd floor
6. Hours of construction

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

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. The spoil that has been distributed across the garden should be removed and the ground level restored to its original condition on completion of the development. You are advised that any recontouring or raising of the garden level requires planning permission.

Case Officer: Peter Barnett Date: 23 March 2020

Authorised by: Gary Peck Date: 23 March 2020