Development Control – Delegated Officer Report

Application Number: AWDM/0859/17 Recommendation – REFUSE

Site: Shearings, The Street, Shoreham-by-Sea, BN43 5NJ

Proposal: First floor extension to alter dwelling from chalet bungalow, demolition of existing conservatory and construction of sing storey rear extension.

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is situated within the Old Shoreham Conservation Area. The property is a detached chalet bungalow circa 1930's with 3no. dormers within the front roof, it is brick faced and there are 2no. front gable sections which act as wings to the dwelling, which continue to the rear. At the rear, and between the wings, are 2no. single storey extensions, one with a mono pitch roof and the outer one being a flat roof conservatory. There is also a wide flat roof dormer directly above the mono pitch extension. To the side of the dwelling is a lean-to/covered way with a plastic roof. This covered way leads to the rear garden.

The land is quite raised up from the road, and a fairly recent construction at the front of the site sees a walled frontage set back from the road with a grassed verge in front of the wall. Behind the wall is the parking area, and another high wall with steps leading up to the front garden. This flint wall serves the purpose also of framing the dwelling as seen from the street. As the front wall is approx. 2m in height, the whole dwelling is not viewed from the street, mainly just the roof section of the dwelling.

The street's character is one of detached dwellings, some of which are listed. There is a much older dwelling on the other side of The Street further to the south west of a similar design that is constructed using flint; has front flint wall, clay roof tiles and but it has eyebrow dormers to the front, it too is framed by its front wall, but because of its scale, proportions, and use of natural materials it makes more of a visual contribution to the quality of the conservation area.

Proposal

Permission is sought to provide a first floor and new roof to provide a two storey dwelling.

The eaves height will be raised from approx. 2.3m up to approx. 5m. The overall height of the existing dwelling is 6.4m to the ridge and the proposal will be 8.8m to the ridge.

The footprint of the existing dwelling will remain, and the rear flat roof extensions will be removed to make way for an internal floor area comprising a family room, plus there will be a new rear single storey flat roof extension with a roof lantern measuring 6.2m long x 4m deep x 2.9m high to flat roof and 3.5m high to top of roof lantern.

The front hipped roof wings will remain, but will be increased in height so that the new eaves line will be the same as the remaining eaves around the building. The lean-to/covered way will remain but will become a utility room with doors to front and rear.

The new first floor will accommodate 4no. large, en-suite bedrooms whose approx. measurements are (including shower rooms) :-
Bedroom 1 ~ 6.5m wide x 5.1m deep;
Bedroom 2 ~ 6.5m wide x 5.1m deep;
Bedroom 3 ~ 4.8m wide x 4.9m deep; and
Bedroom 4 ~ 5m wide x 4.9m deep.

Consultations:

Adur District Conservation Advisory Group: Existing roof line currently matches neighbouring properties that currently proposed appears to be much higher and out of keeping with the area. Perhaps consideration could be given to lowering the pitch. As the current plans stand members are not of a mind to approve and feel that perhaps the pitch could be lowered then there would be no objection thereto.

Representations: Objection letter from Rosecroft, The Street

- Need to view how this extension affects light into our eastern wall and our privacy of garden
- Very large extension

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7, AB4
Submission Adur Local Plan 2016: Policy 15
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The existing dwelling is quite visual within the street scene being on such raised land as it is and having no landscaping screening to soften it from view.

The proposed first floor and new roof will raise the building up in height from some 6.4m to approx. 8.8m, and because of the raised position of the dwelling within the street, will appear much higher. The neighbouring properties are both currently lower in height that the existing property 'Shearings' and the provision of the first floor will create a particularly bulky and visually prominent dwelling out of context with its neighbours.

'Rose Croft; to the north is on a narrower plot than 'Shearings' and it has quite a lot of landscaping around it which softens the dwelling and helps to screen it from view. 'Doriel' to the south also is well landscaped within its plot, and it too has a narrow frontage to its plot. 'Shearings' is devoid of landscaping and has a wide plot which the dwelling very nearly fills.

The new first floor will not go over the existing side lean-to, but would nevertheless create a dwelling which would be so much taller and bulkier than its neighbours it would result in an over dominant form of development, out of keeping with the character and appearance of the Conservation Area.

Aside from its large bulk the architectural composition of the resulting dwelling is lacking in character and devoid of visual interest or detailing characteristic of the Conservation Area (chimneys, bay windows, gables, decorative window heads/cills, bonnet tiles etc.).

Residential Amenity

'Rose Croft' to the north is a bungalow and has some windows on its side elevation facing 'Shearings', which appear to be secondary window. These windows will be put into a degree of shade from the proposed first floor and new roof, but as they are secondary, it will not be unacceptably demonstrable.

'Doriel' to the south is a 1½ storey dwelling and has first floor dormer in its side elevation with the windows of the dormers facing directly onto 'Shearings'. The dormer windows appear to serve a bedroom and a bathroom. These windows would suffer a loss of daylight and outlook due to the additional height and 'bulk' of the extension at a distance of approximately 2.5m. It is considered the effect on the outlook from this room would be significant, particularly if there are no others windows serving it. There are 2no. first-floor windows proposed in the south side of the proposed extension shown as obscurely glazed (serving shower rooms), thus no loss of privacy would occur..

The property on the opposite side of the street, 'Adur Lodge' is largely screened behind a very high wall which directly abuts the road. There is a window on this street elevation, but it is at an angle from the road. Whilst they will be able to see 'Shearings' it will be at an oblique angle and thereby will not be demonstrably affected by the proposal.

The property to the rear (west), no. 10 Lesser Foxholes is a two storey dwelling and has many windows facing towards the application site. There is some evergreen hedging on the rear boundary separating the two properties. The distance between the two properties is some 18m and the additional first floor and high roof, will undoubtedly bring the dwelling into view to the rear

property. It is considered that there will not be any demonstrable overlooking or overbearing resulting from the proposal to 10 Lesser Foxholes.

Recommendation

REFUSE

1. By reason of its size, height, 'bulk' and poor design, the proposed development would appear as an overdominant and unsympathetic form of development which would be out of keeping with the scale of existing development, and harmful to the character and appearance of the Old Shoreham Conservation Area and the visual amenities of the locality in general. It would also likely have an unneighbourly impact on the outlook from an existing first-floor window at the neighbouring property to the south 'Doriel'. It is thereby contrary to saved Adur Local Plan policies AB4 and AH7 together with Policy15 of the Submission Adur Local Plan 2016

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

Case Officer: Eve Hearsey Date: 14.08.2017

Authorised by: Jo Morin Date: 14.08.2017