0Development Control – Delegated Officer Report

Application Number: AWDM/2062/20 Recommendation – APPROVE

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

Proposal: Variation of condition 1 (Approved Plans) of application AWDM/0503/19. Amendments: Front porch removed and front wall straightened out where it previously had a recess. Single storey rear extension is now full width. First floor/roof amendment to include dormer to rear elevation (in between apex roof lines) to enable room within to have normal height ceilings.

Date of site visit: Various dates – most recent date 31.07.2019 Assessment has also been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

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 grass verge in front of the wall. Behind the wall is a 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, with mainly just the roof section and dormers of the dwelling on show.

The street's character is one of detached dwellings, some of which are listed. There is a Grade II Listed Building opposite the site, 'Adur Lodge' which has a very high flint wall around it. The Street contains many buildings and walls of flint construction. Listed Buildings no.'s 4 and 5 The Street to the south west of the application site has a dormer frontage and is of a flint construction with clay rooftiles, and has a front boundary wall which frames the building.

Because of its scale, proportions, and use of natural materials it makes a visual contribution to the quality of the conservation area.

Proposal

Permission is sought to vary condition 1 of the approved planning application AWDM/0503/19. Condition 1 being the approved plans relating to that permission.

The application now has plans which identify different matters than that approved and identified by different plan numbers.

The difference being, as listed within the description are:-

- Remove front porch
- Straighten out front wall where it previously had a recess
- Widen single storey rear extension to be full width
- First floor/roof amendment to include dormer to rear (in between apex roof lines) to enable room within to have normal height ceilings

These proposed changes will be explained in more detail within the report.

Relevant Planning History:

AWDM/0503/19 Increase of ridge and eaves height plus higher gables with glazing to front and rear elevations to facilitate increased accommodation within roofspace and replace existing conservatory on north west elevation with single storey rear extension. **Approved 23.08.2019**

AWDM/0545/18 Addition of first floor to alter dwelling from chalet bungalow to 2 storey house and single storey rear extension with balcony above to replace existing conservatory to west elevation (re-submission of AWDM/0859/17). **Refused 12.11.2018**

AWDM/0859/17 First floor extension to alter dwelling from chalet bungalow, demolition of existing conservatory and construction of single storey rear extension. **Refused 15.08.2017**

Consultations:

Adur & Worthing Councils: The Design and Conservation Architect:

It would be difficult to argue that the amended scheme causes any more harm to the conservation area than the scheme approved.

ADCAG: None

Representations: None received

Relevant Planning Policies:

Adur Local Plan 2017: Policy 15, Policy 17

Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
National Planning Policy Framework (CLG 2018)
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 together with the character and appearance of the Conservation Area.

Visual Amenity

The existing dwelling is quite visible within the street scene being on such raised land and having no landscaping screening to the front to soften it from view. It is also located quite closely to its neighbouring dwellings, ‘Tetherdown’ to the south, and ‘Rose Cottage’ to the north.

The change in appearance, proportions, and architectural alterations have been discussed within the approved application AWDM/0503/19 and other than material changes proposed, will not be discussed here. Although a comparison to the existing items and proposed would be prudent.

1. Removal of front porch and front wall straightened out where it previously had a recess.

This effectively means that the application seeks to remove the elevational recess and just have a flush elevational wall on the front elevation, and will remove the forward projecting porch around the front door. The only articulation on the front elevation will then be a small, flat canopy above the entrance door, meaning that other than the small canopy, the whole of the front elevation will be flat.

2. Widening of the rear extension

The widening of the rear extension will be across the full width of the rear elevation, this will enable the provision of an annex.

3. Rear dormer

The ground floor rear elevation (behind the single storey rear elevation), will continue higher into the first floor rear elevation and windows will be created within this new wall. Whereas before this section of the dwelling as a sloping roof with rooflights. The purpose of the raising of the rear elevation here will be in order to provide a usable standing area within the room the wall will be around.

Visual & Residential Amenity

The proposed changes on paper indicate the design being similar to the approved plans, but they will result in a built form that will have lost a lot of the articulation that had been created in the original design. The street visible front elevation will be flat at ground floor, with no protrusions or recesses. However, the first floor and the roof will largely be unchanged. The front gables with the reflected gable windows within will be of importance on the front elevation, creating a dwelling of importance. Plus the high roof will also raise the design of the dwelling.

The side elevations will also be largely unchanged, with no further windows being introduced above that already approved. The windows will be obscured glass and the cill heights are no lower than 1.7m

The difference that will occur is that the rear single storey extension will now be closer to the boundaries with 'Tetherdown' to the south, and 'Rose Cottage' to the north. Although as the side elevations of the rear extension will be the same as the side elevations of the dwelling itself it will still leave a gap to both neighbours. There is a larger gap to Rose Cottage and as the existing side extension will remain, there will be no material change to the separation between Rose Cottage and Shearings. The plans identify a separation distance of 1.5m between the side elevation of the rear extension and the side elevation of Tetherdown, which is considered a reasonable separation.
It is therefore considered that the changes in design to the earlier approval AWDM/0503/19 are acceptable.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. Details of windows, including where openable.
5. The rooflights in the side roofslopes shall be obscure glazed

Informatives

1. Approved with no amendments

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

Case Officer: Eve Hearsey Date: 10.02.2021

Authorised by: Peter Barnett Date: 10 February 2021