Development Management - Delegated Officer Report

Application Number: AWDM/0764/19 Recommendation – Approve

Site: 55 Beach Green, Shoreham-By-Sea, West Sussex

Proposal: Removal of conservatory to front elevation and replacement with solid flat roof extension to front and side, front dormer and roof lights.

Date of site visit: 3rd June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the south side of Beach Green, Shoreham Beach. As existing the bungalow has a driveway to the front with a front conservatory the full width of the property and a single storey flat roof addition to the side which appears to have once been a garage which has been converted into living accommodation. There is also a rear conservatory. There are velux windows to the front elevation and the eaves of the property are higher to the rear. The first floor accommodation currently comprises two bedrooms and a bathroom.

Consent is sought here to remove the front and rear conservatory and side extension and construct a solid flat roof extension to the front and side of the property. The extensions are to be the same depth and width as the existing footprint to the front and side. The rear conservatory is not to be replaced. Also proposed is additional living space within the roof space. A front flat roof dormer is proposed with roof lights, the proposal will provide space for an additional bathroom.

The extensions at ground floor will result in some reconfiguration of the ground floor layout and an entrance hall and extended bedroom and living room at the front.

In terms of materials the existing roof tiles will be used to match and a clean simple white render to the ground floor with grey windows and doors. The front flat roof dormer is to be clad in rockpanel which will give a striking and contemporary finish.

Representations

None received

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

The bungalow as existing has very little architectural merit with the flat roof extension to the side and front conservatory differing in design from the existing host dwelling creating a combination of mismatched development. There is a similar bungalow adjacent to the site to the east which has a front dormer and appears in its original form. However the two dwellings already differ significantly and it is not necessary for this pair to match in design and appearance. The proposals here will result in a modest development which respects the character, scale and appearance of the existing bungalow whilst improving its visual appearance and creating a unique contemporary property with the added interest of the clad dormer. Although this cladding is not a common feature within the street scene, the use of weatherboarding and other types of cladding do make up the character here with contemporary development to the west of the site. Dormers are also features which are visible around the application site. This unique material within the context of the simplistic building form and materials will contribute to the eclectic mix of property style and use of materials within this locality.

Residential amenity

The main properties to be affected are those either side of the site. To the west is a dwelling that has recently been remodelled and extended. The proposed extension to the side of the bungalow will be adjacent to the boundary with this property. It will however not extend any closer to the neighbouring property. There are windows proposed on the side elevation all but one are shown and conditioned to be fitted with obscure glazing. The ground floor side window, which is shown as not being obscured serves a bedroom. It is in the same position as the existing side bedroom window at the application site. It is therefore considered to have the same impact as the existing relationship therefore no justification to insist that this window is obscurely glazed also. There is not considered to be any adverse impact upon the property to the west.

To the east, as mentioned earlier is the similar bungalow, although detached the dwellings are quite close. As existing the front conservatory protrudes beyond the front of the adjacent bungalow. Although the front extension will not extend beyond the depth of the existing conservatory the new extension will be solid in form. However it is considered that the rendered finish and set in from the boundary will not give rise to any significant loss of light or overbearing impact to the occupiers of the adjacent dwelling in the light of the current situation. A condition is also attached to ensure that there are no openings inserted in the side elevation of the extension.

The dormer to the front will not have any adverse impact upon the neighbouring dwellings, it will face onto the road and serve a bathroom. On balance the proposed development is acceptable and can be supported within the context of the existing site and surrounding locality.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. materials
4. No additional windows on the east and west elevation of the building.
5. The windows on the west side of the building shown on the approved plans as being obscurely glazed shall be installed in accordance with such details and shall remain as such at all times unless otherwise approved in writing by the Local Planning Authority.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 2nd September 2019

Authorised by: Peter Barnett Date: 4 September 2019