Development Management - Delegated Officer Report

Application Number: AWDM/2031/21 Recommendation – APPROVE

Site: 30 Riverside Road, Shoreham-By-Sea

Proposal: Remodelling of bungalow to form two storey flat-roofed dwelling consisting of single storey side extension, front extension white render to ground floor and black powder coated standing seam metal to first floor with front balcony.

Date of site visit: 7th December 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached, modest, hipped roof bungalow with front gable on the south side of Riverside Road. There is a garage attached to the west and a detached out building to the east side, both are of flat roof design. The property is set back from the road with a front lawn and driveway. The street is characterised by mainly bungalows of traditional design in general, some two storey properties are within the vicinity of the site and the adjacent bungalow is a combination of flat roof and asymmetric roof form.

Consent was originally sought to remodel the bungalow with a side, flat roof extension and front balcony, retention of the existing front gable and a second floor, box style extension. Brick at ground floor and cladding at the first floor was proposed.

Officers considered that the proposal could not be supported due to the significant alteration to the character and appearance of the street scene as a result of the proposed development. It was not considered to be a comprehensive development. It used the partial form of the existing bungalow and adapted it with a box roof and this combined with the mixture of materials, window designs and positions gave rise to a poorly designed scheme. Officers advised that the change in form and design of the building in general terms could not be ruled out; however the proposal as submitted did not justify such a change within this locality.

The applicant's agent argued that other contemporary development has been permitted within Shoreham Beach with flat roof design, bungalows increased to two storey dwellings and this along with the proposed materials were not out of keeping. In general terms this is the case however within this particular street the building form and design is traditional and the changes that were proposed here would be a dominant feature, out of keeping.

The current scheme is a revised proposal showing the same fundamental concept of remodelling the bungalow to form a two storey box style contemporary designed dwelling. However it is a more holistic approach without retaining the original bungalow features, creating a more muted

design approach which contrasts but does not clash with the surrounding development. The development is a box design, slightly lower than the existing ridge, black standing seam cladding is proposed to the first floor and white render to the ground floor. The windows are carefully positioned and a balcony is across the front, first floor. The single storey extensions to the sides are flat roof, replicating the original form of development. A small front extension is proposed to square off the front of the building above which the balcony will be formed.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The completed development will be a unique, contemporary dwelling house which will not replicate existing development within the street scene in terms of the use of materials and design. Although it is bulkier in scale than the existing bungalow at first floor the footprint is modestly increased and the height of the building will sit slightly lower than the existing ridge height. The first floor is set back 2.4 metres from the front to limit the bulk further. It is considered that as redesigned the building will provide a positive addition to the street scene despite its contrasting appearance. The simplistic form and design allow the development to compliment existing development whilst not detracting or clashing. This form of contemporary design can be used in such a setting however the simplicity of the design and use of materials is key here. Officers advised that a muted development was required with limited fenestration detailing and use of materials. It is considered that this has been achieved here successfully.

A similar scheme is noted at 15 The Marlinespike where the remodelling of a bungalow to form a two storey house was permitted by Planning Committee under AWDM/0086/19. This was within a street of traditional form bungalows, the scheme was very contemporary however simple in form. The same concept as in this case supports the use of such an approach here.

Residential amenity
The proposed development will be clearly visible within the street scene however the main properties to be affected are those either side and to the rear. The building will be increased in bulk yet its overall height will not increase. The properties to the rear are less than 22 metres away from the rear of the first floor windows so there will be overlooking to the rear gardens. However this would be no greater than if a rear dormer was proposed at the application site that could be built under permitted development which would result in the same relationship. On balance therefore this relationship is acceptable. The proposed development will bring the building no closer to the rear boundary than currently exists. To the east is the flat roof garage adjacent to the neighbouring bungalow. The proposed single storey side extension will be adjacent to this building. There will be no adverse impact in terms of loss of light or overbearing impact due to the low level of the extension and the position of the existing garage. The first floor bulk of the building will be increased however due to the spacing between this and the neighbouring bungalow and the windows to the side being obscurely glazed at first floor there will be no loss of privacy or overbearing impact that would warrant a refusal in this case.

To the west the building is to be no closer than the existing side elevation and the proposed first floor will be adjacent to the roof of the existing neighbouring bungalow. Again side windows will be obscurely glazed, the rear garden of the neighbouring bungalow is set back to the south so will not be significantly affected in terms of loss of light or overbearing impact. The front balcony overlooks the highway and non private spaces to the front of dwellings. It will not have any impact upon any private amenity space. On balance the impact on surrounding properties is acceptable.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved drawings black powder coated standing seam metal cladding at first floor and white render at ground floor.
4. No additional openings on side elevations and obscurely glazed and top opening only.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 15th March 2022

Authorised by: Peter Barnett Date: 15 March 2022