**Development Management - Delegated Officer Report**

**Application Number:** **AWDM/0145/16** **Recommendation –** Approve

**Site:** 55 Riverside Road, Shoreham

**Proposal:** Demolition of existing conservatory and lean-to and construction of two storey rear extension and balcony. Increase in ridge height by 300mm. Proposed porch to front elevation. Single storey extension to side (to replace existing garage).

**Date of site visit:** 22 March 2016

**Neighbours checked: Y**

**Additional neighbour notifications: Y** Amended description re notified 3.3.2016

**Proposal, Site and Surroundings**

The site relates to a bungalow located on the north side of Riverside Road. The bungalow has a garage attached to the side (east) which is linked to a matching garage and bungalow to the east. The rear garden backs onto the River Adur and is within flood zone 3b whilst the bungalow itself is within zone 2. The ground level slopes down to the north towards the river. There is an existing single storey rear conservatory which the application seeks to replace.

Permission is sought for an extension to the rear of the bungalow over two storeys which incorporates accommodation within some of the existing roofspace and includes an increase in ridge height of 300mm by increasing the pitch of the front roof slope. A porch is proposed to the front elevation which would measure 2.7 metres in width and 1.2 metres in depth with the side wall protruding a further 1.3m, supporting a roof overhang of the same depth. A single storey flat roofed side extension is also proposed to replace the existing side garage (over a reduced footprint of 1.35 metres in width and to the full depth of the existing bungalow). This has been designed with a parapet and would measure 2.7 metres in height.

The single storey section at the rear would replace the existing conservatory and would extend to the same depth (3.95 metres) from the original rear wall as the existing structure and would measure 8.1 metres in width (approximately 0.9m increase in the width of the existing conservatory footprint). An extended rear patio has been included set at floor level. The ground floor would be finished in a combination of painted brick and cedar cladding with a central glazed section. The first floor accommodation would be an extension to the rear roofslope, spanning across the full width of the bungalow, 3.9 metres in depth and 5.6 metres in height overall from ground level. The first floor would be treated as two main elements in terms of external finish with one side proposed in render (which would continue to

ground floor level) and the right hand side clad in red cedar. This cedar section would also include a 1.35m by 3.5m rear balcony area serving the master bedroom with railings and obscure glazed screens. There would be a full height picture window set above the ground floor glazed section.

**Relevant site history**
274/58 – Two bungalows Approved 17.11.1958

SU/413/77 – Extension of lounge and porch, alterations to kitchen and to form new cloakroom Approved 7.11.1977

**Consultations**
Environmental Health – require the full contamination condition to be attached and an informative advising the applicant of the potential for PFA

Southern Water – requires a formal application for any new connection to the public foul and surface water and an informative is requested to advise the application of this. Attention is also drawn to Part H3 of the Building Regulations in relation to surface water disposal and notes that the application site is within a Source Protection Zone where Southern Water will rely on consultation with the Environment Agency to protect the source.

The Environment Agency's mapping data does not identify the site as being within a source protection zone.

**Representations**
One representation received from the occupier of the adjoining bungalow in support of the application but noting that the demolition of the garage would affect the party wall and that requirements under the Party Wall Act would need to be met in order to ensure their property is safeguarded.

**Relevant Planning Policies**
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012)

**Planning Assessment**

**Flooding**
The site lies partially within flood risk zone 2 and 3b. The applicant has met the Environment Agencies requirement in confirming that floor levels will be set no lower than that of the existing dwelling.

**Residential amenity**
The neighbouring bungalow to the east has an adjoining garage and there are no side windows within the main side gable. The proposed single storey extension to the side would separate the building from the neighbouring garage, and with it covering a reduced footprint, would not pose any significant threat to residential amenity having regard to the relationship with No.57. The alterations and extension to the roof and ground floor would be sufficiently remote from No.57, given their scale, to avoid any significant

impact subject to the inclusion of screening to the balcony and a condition preventing any further side windows being installed.

To the west, the spacing to the side of No.55 would be retained with the proposed single storey extension occupying a similar footprint to the existing conservatory, albeit extended 0.9m to the east, to avoid any significant impact to the occupiers of No.53 with the extension not extending beyond the rear wall of No. 53. Although the extension involves a large window to the side, this would be similar, in impact to that of the existing conservatory glazing and there are no side windows towards the rear of No.53 that would suffer additional overlooking. The roof extension and alterations would be well separated from the side of 53 and with no side windows proposed and the addition of screening to the balcony sides, would not pose any significant threat to neighbour amenity. The porch would be relatively modest and remote from neighbouring occupiers to avoid any significant impact to neighbour amenity.

**Visual amenity**
Although the bungalow is one of a pair of matching bungalows, the character of the streetscene is mixed with variation to the design of dwellings and to roof heights and design. The separation from the neighbouring garage to the east by the reduced footprint of the side extension would set the bungalow apart from its previously matching neighbour and would appear as an individual bungalow, as is the case with other bungalows within the streetscene. The proposed alterations to increase the ridge height, although noticeable in relation to the matching bungalow at No.57 (which itself has a rear roof extension that sits above ridge level), would not cause any significant harm to visual amenity in the context of the streetscene.

The rear extension and alterations would result in an overtly 2 storey appearance to the rear of the building whilst retaining the general character of the bungalow for the front elevation. Although the side walls of first floor roof additions may be visible in the streetscene, this view would be between the neighbouring buildings which would reduce its dominance. The form and use of materials would help to visually break up the massing of the extensions and contemporary design would not cause any significant harm to the character of the recipient building or area in general.

**Recommendation**

**Approve**
**Subject to Conditions:-**

1. Standard time limit 3 years
2. Permission relates to approved plans:

   Drawing number 1374-PA-001 ‘Existing Location & Block Plan& Floor Plan’ deposited 9 February 2016
   Drawing number 1374-PA-002 ‘Existing Elevations’ deposited 9 February 2016
   Drawing number 1374-PA-003 ‘Existing Section AA’ deposited 9 February 2016

Drawing number 1374-PA-004 ‘Existing Site Photographs’ deposited 9 February 2016
Drawing number 1374-PA-009 Rev B ‘Proposed Roof Block Plan’ deposited 9 February 2016
Drawing number 1374-PA-010 Rev B ‘Ground Floor Plan’ deposited 9 February 2016
Drawing number 1374-PA-011 Rev C ‘First Floor Plan’ deposited 4 April 2016
Drawing number 1374-PA-012 Rev D ‘Proposed Section & East Elevation’ deposited 30 March 2016
Drawing number 1374-PA-013 Rev F ‘Proposed Elevations’ deposited 30 March 2016
Drawing number 1374-PA-014 Rev E ‘Proposed Street Elevation deposited 3 March 2016
Drawing number 1374-PA-015 Rev B ‘Artists Impression and Materials’ deposited 30 March 2016
Drawing number 1374-PA-016 Rev A ‘Proposed Section Floor Risk Assessment’ deposited 30 March 2016

3. Contaminated Land full condition
4. Materials as per approved plan
5. Balcony screens
6. No further side windows

**Informative**

1. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.
2. A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk
3. 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.

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

Case Officer: Rebekah Smith Date: 19 April 2016

Authorised by: Peter Barnett Date: 19 April 2016