Development Management – Delegated Officer Report

Application Number: AWDM/0197/24 Recommendation: APPROVE

Site: The Samling, 15 Kingston Bay Road, Shoreham-By-Sea, West Sussex

Proposal: Alterations to existing chalet bungalow style to form two storey house with shallow pitch roof. Single storey rear infill extension. Extend and widen existing garage to form photo studio, and separate bin store/bike storage area.

Date of Site Visit: 23rd April 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a two storey detached dwelling within a cul de sac of various styles and design on Shoreham Beach. It appears as a part chalet bungalow and part two storey house. There is currently a single garage attached to the side off street parking to the front and a rear first floor balcony.

Permission is sought to alter and remodel the building to form a full two storey house with pitched roof. A rear single storey extension is proposed and a front projection incorporating the existing garage is to be widened to form a photo studio. A bin/bike store is also proposed to the front of the property. The roof of the dwelling is to be shallow pitched with a zinc style roof and vertical timber composite cladding with render.

Amended plans have been received to show the front extension projection reduced in depth.

Consultations:

West Sussex County Council: The Highways Authority: - The submitted plans suggest the proposed photo studio will take up much of the space currently occupied by driveway. It is not clear from the plans if any off street parking provision is to be retained or if any is proposed. Can the applicant clarify the proposed access and parking arrangements.

The case officer sent a site photo to WSCC to show the car parking on site and WSCC has confirmed that this is satisfactory.

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 (December 2023)
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 overall appearance of the building within the street scene will change and a full two storey dwelling with pitched roof will be formed with the use of contemporary finishes and a single storey flat roof front projection. The bulk of the building will be visibly increased however the overall height will not be exceeded and the front of the main house will be no closer to the road than existing. The single storey rear extension will not be visible within the street scene. The scale, form and design within the context of the street with a mixture of property styles and the use of a variety of materials within this locality can be supported in this case.

The front projection is single storey and adjacent to the side boundary will not be overly dominant as amended within the context of the proposed development or the street scene.

Residential amenity

The property frontage is visible within the cul de sac with properties directly opposite and adjacent. To the east is the adjacent dwelling, a chalet bungalow. There is an extension along the boundary at single storey with no openings. The infill single storey extension will be adjacent to this boundary. However with a flat roof and screened from the main dwelling by the existing extension there will be no loss of light, privacy or overbearing impact in this case. The first floor balcony already exists and will not be changed. There are two side bedroom windows at first floor on the east side as existing, these windows will remain also serving bedrooms, therefore

there would be no change to the relationship between properties here. As stated above the bulk and scale of the building will be increased. The roof will be extended to the rear to create a vertical wall to form the new first floor. There is separation between the proposed development and the adjacent dwelling. There is a first floor side window which currently faces the side gable of the application site, this has limited outlook. Although the width of the building will be increased the impact in terms of light and outlook to the adjacent first floor window will not be such to warrant a refusal here.

To the west is the rear boundary to properties in Harbour Way. The single storey front projection will be along this boundary, the flat roof of which will be higher than the boundary wall. However, there will be no loss of light or overbearing impact which would warrant a refusal in this case. The building will be visible however no harm will occur. This elevation will be blank with no side openings in the walls; there are two roof lights which replicate existing roof lights in the original house. Therefore no increased overlooking will occur.

The applicant's agent has confirmed that the proposed studio will be used for the homeowners own enjoyment with no employment or separate living accommodation in this case. The space is connected with an internal door to the main dwelling. A condition is attached to ensure that this remains the case, to protect the character and residential amenity of the adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to include vertical composite cladding in timber finish, render and zinc style roof.
4. No additional windows on the east or west elevation of the building or roofslope.
5. The balcony shall not be increased in size without prior consent from the Local Planning Authority.
6. The photo studio hereby permitted shall be used for the enjoyment of the occupiers of the household ancillary to the main dwelling. It shall not be used for any employment use or independent living accommodation without prior consent from the Local Planning Authority.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 14th May 2024

Authorised by: Peter Barnett Date: 14 May 2024