Development Management - Delegated Officer Report

Application Number: AWDM/1778/20 Recommendation – APPROVE

Site: 18 Winterton Way, Shoreham-By-Sea

Proposal: Remodelling of existing chalet bungalow, including demolition of ground floor extensions on north and south sides, replace roof with new slate roof with raised ridge height, gable ends to east and west and dormers to north and south roofslopes; rear and side pergolas, timber cladding to walls.

Date of site visit: 7th December 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is on the eastern side of Winterton Way a street of detached chalet bungalow and bungalows, the buildings appear to have been built in the 1960/70s. The bungalow as existing has a hipped roof with dormer windows to the front and southern side and there are side flat roof extensions.

Consent is sought to remodel the existing bungalow this will include the raising of the ridge, hip to gable extensions to front and rear to create a gabled roof building. Three flat roof dormers are proposed on the southern roof slope and two of the northern roof slope. A pergola is proposed to the rear with a timber entrance canopy to the side. Contemporary materials are proposed, dark grey slate roof, anthracite cladding to the dormers with dark grey windows. Ground floor vertical timber cladding is also proposed to weather to silver.

The new dwelling will provide open plan living at the ground floor with a lounge and study and three bedrooms and two bathrooms at first floor.

Representations

Letter received from the owner/occupier of no. 16 Winterton Way in support stating the demolition of the ground floor extensions will much improve the overall appearance. In addition I understand that the area covered by the south side extension will be planted out to a good environmental consideration. The overall design and appearance will be much more attractive and in keeping with the local area.

Consultations

Adur and Worthing Councils : -

Environmental Health: - Construction noise hours Mon – Fri 08:00 – 18:00, Saturday 09:00 – 13:00 Hours Sundays and Bank Holidays no work permitted.

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Private Sector Housing: - The proposed layout at the ground floor means that the first floor bedrooms can now only be accessed through an open-plan kitchen area and so the bedrooms will be inner rooms. This hazard can be mitigated by retaining a wall and door between the hall and kitchen areas

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

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 character of the building will be altered significantly to a contemporary style development, mainly due to the use of materials proposed as set out above. The simple building design also contributes to this uniform appearance. However the form of development will remain as a chalet bungalow with side dormers and low eaves therefore representing the form and style of the bungalows within this street. The gabled roof will be a change from the hipped roof design when viewed from the street and although generally the bungalows in the street have hipped roofs this change would not be harmful. There is variation within the street with front gable features and dormers varying the uniformity of the street.

The increase in ridge height does not interfere with the existing street scene and pattern of buildings. Although all properties within the street are bungalows, the style and roof heights vary and this increase is not of any concern. It also allows the modest dormers to be positioned centrally on the roof slope. Similarly the increased scale and bulk to the building as a result of the hip to gable extensions does not result in an overly large structure and this design contributes to the simplistic form.

The bungalow will be clearly visible within the street scene following the building form of a chalet bungalow whilst representing a contemporary appearance. This development is therefore not out of keeping with the character of this locality and can be supported.

Residential amenity

The main properties to be affected are those either side of the site. No. 16 to the south has a side gable facing onto the application site, there are no first floor windows in the gable. There are ground floor windows however these face onto the side of the existing flat roof extension and bungalow. There will be a terrace leading from the living room on the south elevation in the place of the extension. This will be adjacent to a blank section of at no. 16 and some planting is proposed by the applicants here. It is not considered that there will be any additional overlooking than already occurs in this case. At first floor on the southern elevation three dormers are proposed;there is an existing dormer on this elevation. However as the dormer furthest to the rear is serving a bedroom, is a secondary window and is set toward the rear of the site it is considered that a condition to limit this opening to obscure glazing unless above 1.7 metres would be reasonable in this case to protect the amenities of the adjacent occupiers.

In terms of increased bulk the rear wall of the bungalow is to remain with the hip to gable being the increase. The building is therefore in line with the rear of no. 16 and there is spacing between the properties as the driveway/entrance is to this side. No adverse impact will therefore occur in terms of loss of light or overbearing impact.

To the north is no. 20, a chalet bungalow with rear flat roof dormer and single storey flat roof extension. This property is closer to the application site than no. 16, there are windows on the side elevation, the ground floor windows already face toward the bungalow, the windows on the side roof gable however will be impacted due to the proposed dormers and increased roof height. However the case officer has been advised by the occupiers that these windows are secondary and the front and rear dormer windows also serve the same room. Therefore any loss of light to these windows would not warrant a refusal here. The proposed dormers on this side serve a shower room and bedroom and to limit any overlooking to the neighbouring garden this rear most dormer will be conditioned to be obscurely glazed unless above 1.7 metres to avoid any overlooking to the rear gardens of the adjacent dwelling.

Subject to safeguarding conditions the proposed development will not give rise to any significant loss of light, privacy or overbearing impact to either of the adjacent neighbouring properties and can be supported in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials as approved drawings
4. No additional windows on the north or south elevation dwelling or roof slopes.
5. The dormer windows serving bedroom 2 and bedroom 3 shall be fitted with obscured glazing up to 1.7 metres above finished floor level and shall be non opening except above 1.7 metres above finished floor level. The bathroom and ensuite shall be fitted with obscured glazing and be non opening except above 1.7 metres.
6. Hours of work

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

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.

Case Officer: Hannah Barker Date: 4th January 2021

Authorised by: Peter Barnett Date: 4th January 2021