PLANNING APPEAL STATEMENT

Application AWDM/0830/21 | Remodelling of existing bungalow- 22 Havenside, Shoreham By Sea, BN43 5LN

Application	AWDM/0830/21
Proposal	Roof extension over existing flat roof single storey rear extension incorporating two side dormers clad in light blue composite cladding and an inset rear balcony.
Address	22 Havenside, Shoreham By Sea
Appellant	Mrs Sam Brown
Agent	Andy Ramus
Date	28 July 2021

Executive Summary
This is a Statement of Case in relation to planning application reference, AWDM/0830/21, for the remodelling of an existing bungalow to form a chalet bungalow.
The purpose of this statement is to address and respond to the Council's reason for refusal.

The statement identifies the evolution of the scheme and describes the design approach, in addition to providing material supporting arguments and justifications, demonstrating that the proposal is sound in all respects and concluding that in absence of any public interest and demonstrable harm, the appeal should be allowed.

Reasons for Refusal

01. The proportion, form, context, massing, siting, size, scale and materials of the roof extensions would result in an inelegant 'top heavy' appearance that would be harmful to the street scene. The proposal would also result in overlooking to No. 24. As such it is contrary to policy 15 of the Adur Local Plan, adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" and the National Planning Policy Framework.

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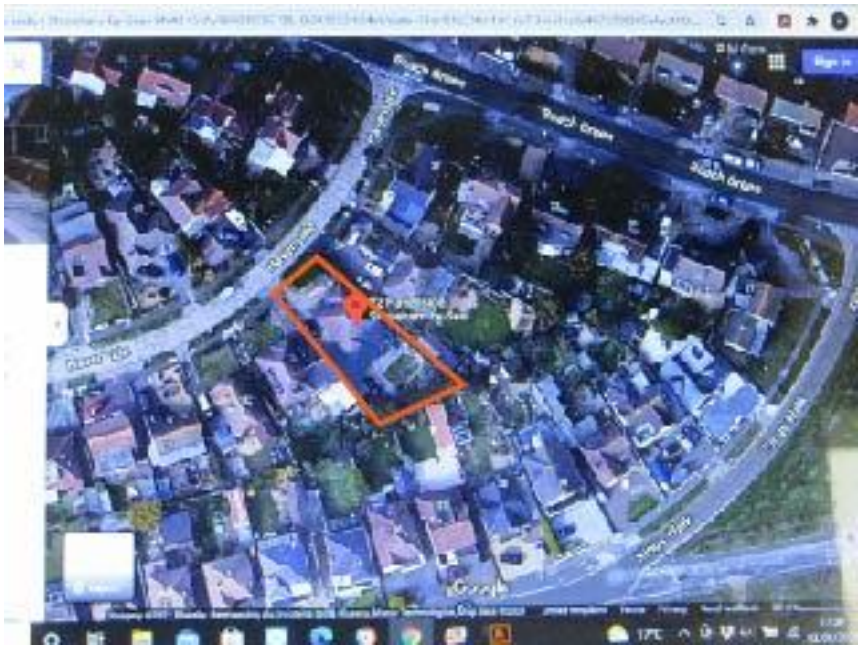
1 Site location, description and character of area

Site location

1.1 The appeal site is located at 22 Havenside, Shoreham Beach, which is a residential street running between Beach Green and Mardyke in Shoreham Beach.

1.2 Shoreham Beach is a suburban area on the coast of Shoreham Town.

1.3 The site's position within the street is detailed below *(Google maps image)*.



Urban form, character and design style of the area

1.5 There are numerous styles of dwellings within the street scene, with no obvious, overall dominant characteristic.

1.6 This is demonstrated by the images below, which are all located within the Havenside locale. The diversity of style and form is noted, as is the variation in scale and number of storeys.



Havenside looking west from number 20



Havenside looking east from number 16



Havenside looking east from number 22, along to 37 Beach Green at the corner


19 Havenside, opposite 22

1.7 The varying styles and scales, ranging from bungalows, chalet bungalows, to 2 storey dwellings are clearly evidenced above. Attention is drawn to how the styles juxtapose, often from dwelling to dwelling.

Uniformity and non-uniformity of streets

1.8 Variation and non-uniformity are characteristic of the Havenside street scene, there is not an overall amalgamating or cohesive characteristic.

Topography

1.10 Considering the topography of the street, it is noted that the land rises to the south west. The heights of the buildings vary continuously, with some of the higher buildings being situated in and around the appeal site. However, this is not a 'hard and fast rule' and there are also lower buildings towards the north of the appeal site.

1.11 Overall, the heights of the dwellings vary throughout Havenside and are not directly related to the topography.

1.12 There are also examples of 'backland development', which further add to the non-uniformity of the street, more so in terms of layout (*see location plan*).

Existing unsympathetic development on Shoreham Beach

Development Management - Delegated Officer Report. Application Number: AWDM/1573/18 Recommendation – Approve Site: 53 Beach Green, Shoreham-By-Sea

Proposal: Replacement enlarged front and rear dormers including cedar wood cladding to dormers and elevations.

The proposed dormers, while almost the full width of the house, are not considered to be dominant features *in view of the large expanse of roof that will remain and the relatively low height of the dormers compared with the main ridge.*

The use of non-matching materials is considered to be acceptable as it will result in a contemporary appearance which would not be out of keeping in the wider area.

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53 Beach Green

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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.

Visual Amenity

'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

'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**.'*



55 Beach Green

Roof types

1.13 There are numerous differing examples of roof form in Havenside, with no single roof form dominating.

Building lines

1.14 The street runs approximately east to west. There is a loose and informal building line, evidenced in the Google maps image

1.15 The appeal site is a detached bungalow, located on the south east side of Havenside (*figure*-). It features two hip ends to the front and rear elevations with a short ridge, with projecting pitch roof at the front north east corner, and flat roof single storey extension to the side and rear. It is render finished, with white uPVC framed windows.



22 Havenside

2 Planning history, design approach and evolution of the scheme

2.1 Single storey rear extension- AWDM/0296/13. Date decision issued- Wed 08 May 2013
(To match existing extension built 25 years prior-no records found for this)

2.2 In order to explore a more appropriate, functional layout with practical spaces not restricted by the roof slope, a decision was made to explore a remodelling of the bungalow, extending the roof to the rear to a full gable end, incorporating a recessed balcony at the rear, with side dormers, clad with light blue composite board, which can be seen variously around Shoreham Beach to good effect modernising and freshening up the look of the street scene.

2.3 The approach is simplistic, honest and uncomplicated in its design, but with clean finishing and 'contemporary feel', with a roof form and materials that relate to the locality, (Shoreham Beach has a wealth of chalet bungalows). The design does not seek to create a focal point on the street scene, nor does it seek to make a statement.

2.4 The rear roof extension will improve the look of the property, bringing the single storey rear extensions in to a cohesive overall design, as can be seen above (*figure-roof plans*). The centre point of the roof would remain unaltered, with modern cladding to the side dormers. The current footprint is also retained. The east elevation dormer is set back from the eaves by 1m to reduce the impact on no.24, while the west elevation dormer goes out to the wall plate, as both no.s 22 and 20 have a garage and garage extension between, (8.5m between houses), minimising any adverse effect the bulk of the west dormer and roof extension might otherwise have had.



22 and 20 Havenside gap between

2.5 The internal arrangement provides a functional layout, allowing the building to be adaptable and accessible for current and future residents.

2.6 Overall the proposal would allow for three functional bedrooms at first floor level, whilst improving the living / dining room / kitchen arrangement. An accessible GF bedroom would be retained.

Future adaptability

2.7 The Covid-19 pandemic has placed further emphasis on the time spent in the home. The appellant's wish for the proposal to be adaptable for both them and future occupants, should one of the bedrooms be required for office / home working use.

2.8 Irrespective of the easing of lockdown, it is expected that employers may dispose of permanent office space and place a greater requirement on flexible / home working.

2.9 Accordingly, we request that the above is considered in the Inspector's assessment and the benefits regarding the practical space of the rearrangement to the occupant's requirements are noted.

3 Our response to the reason for refusal (assessment of proposal)

3.1 The current application under appeal was refused by Adur District Council on 15-07-2021 for the following reasons:-
'The proportion, form, context, massing, siting, size, scale and materials of the roof extensions would result in an inelegant 'top heavy' appearance that would be harmful to the streetscene. The proposal would also result in overlooking to No. 24. As such it is contrary to policy 15 of the Adur Local Plan, adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" and the National Planning Policy Framework.'

3.2 The following polices are referenced in the reason for refusal:

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Development Management Standard No.2 "Extensions and Alterations to Dwellings" and the National Planning Policy Framework.' See below:-

Development Management Standard No. 2- Extensions and Alterations to Dwellings

Planning Principles-

The effect on neighbouring properties

2.2 Proposals will not be granted planning permission if they have an unacceptably adverse effect on neighbouring properties. The main detrimental effects could be related to:

- Privacy - the proposal should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.
- Daylight - any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.
- Outlook – ***the fact that a neighbour may be able to see an extension would not in itself make a proposal unacceptable***, the outlook of neighbouring properties should not be dominated by the extension since this could be overbearing and oppressive. However, the loss of a distant view would not normally be considered a valid reason for refusing an application.

2.3 The extent to which the above factors are affected will depend on the size and position of the extension, as well as its location and orientation relative to neighbouring properties. ***Clearly extensions to a large detached house or bungalow on a large plot are far less likely to affect neighbouring properties*** than ones to small terraced or semi-detached houses or bungalows.

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3.3 Considering the LPA's report, the concerns cite- '*The proportion, form, context, massing, siting, size, scale and materials of the roof extensions would result in an inelegant 'top heavy' appearance that would be harmful to the streetscene'* .

3.4 Consideration should be given to how the building would be viewed from street level, and with 2 storey properties in the foreground, background, and to the east and west, in addition to the fact that the dwelling is set well back from the roadside. The east elevation dormer is set back from the eaves by 1m to reduce the impact on no.24, while the west elevation dormer goes out to the wall plate, as both no.s 22 and 20 have a garage and garage extension, of 8.5m combined between, minimising any adverse effect the bulk of the west dormer might otherwise have had.

3.5 The main resultant bulk should therefore not be considered excessive.

3.6 The existing height to eaves and ridge remain unaltered, (continued for the rear roof extension). The proposal would retain the existing footprint, and build up and alter (improve)

the roof form, (especially given that dormers have become such a prevalent addition to so many properties). The roof extension, with composite clad side dormers, would appear as a coordinated and coherent overall design improvement from the current disjointed collection of single storey rear and side extensions.

3.7 We therefore consider the Council's point regarding the adjacent dwellings being overlooked to be overstated. It is not reasonable to discount the presence of the two-storey dwellings to the east of number 24, in Beach Green, as well as to the south along Kings Walk, (36, 37, 39), where they are mainly two storey houses, many with a second floor with rooms in the roof, all overlooking the houses behind in Havenside, and also on the opposite side of the road at 19 Havenside.

3.8 We refute that- '*The proportion, form, context, massing, siting, size, scale and materials of the roof extensions would result in an inelegant 'top heavy' appearance that would be harmful to the streetscene'*. The surrounding dwellings would be read in 'an entirely different context' to the appeal site and consider this view contradictory, when considering the reason for refusal refers to the impact of this site on the 'street scene'.

3.9 With the property set so far back from the road, any impact on the street scene would be entirely negligible, and unnoticeable to an untrained eye within the non-uniform surrounding properties.

Prevailing character of the area / alleged out of keeping

3.10 There are numerous examples of varying heights and designs throughout the immediate vicinity, and this is characteristic of the area. There are also many properties in the area with composite clad dormers at both front and rear. (see images below)



53 Beach Green



55 Beach Green