Development Management - Delegated Officer Report

Application Number: AWDM/1516/21 Recommendation – APPROVE

Site: 1 Adur Road, Shoreham-by-Sea, BN43 5NP

Proposal: Extension into the roof space with hip to gable roof extension, 3no. pitched roof dormers with cedar cladding to front and rear dormer with Juliet balcony; side and rear extension

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on west side of Adur Road, and is a hipped roof, semi-detached, dormered bungalow. The property is also extended to the side and to the rear, and has a detached flat roof garage on the side (south) elevation, to the boundary with 'Byron'

The adjoining property is also a dormered bungalow, with a rear extension and an outbuilding. Indeed, many of the properties within the street scene have undergone some form of alteration and extension, including roof extensions.

The street is on rising ground with the adjoining bungalow no 2 being on higher land than the application site.

Proposal:

This application seeks permission for:-

- Removal of existing side garage; side loggia; and rear conservatory.
- Hip to gable roof extension, which will over the proposed side extension;
- 3no. gable dormers to front roofslope;
- Enlargement of rear dormer;
- Side and rear wraparound, flat roof extension; and
- Front porch extension

Consultations: None

Representations: Letter from 2 Adur Road

- No objection in principle

- Drawings inaccurate
- Concern on overall massing
- Impact on street scene
- Impact on local amenity
- Contrary to ADLP SPC Dev. Man. Stan. No. 2
- Design out of keeping with area
- Topography of site and area not accounted for in the drawings
- Would create a completely different dwelling from its adjoining neighbour
- Overly large
- Would render the original semi-detached dwellings unrecognizable
- Contrary to SPG

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The application proposes a mixture of demolition and addition. The rear extension part will measure some 9m in width and 3.5m in depth, and will be sited approx. 1.2m from the boundary with no. 2 at its back point and some 1.5m at its top point. This rear extension will merge into the side extension to the south, therefore becoming a wraparound extension, and the remaining part of the extension will measure approx. 9.1m from the back of the rear extension, (overall length of side extension being some 12.6m).

The application also includes a new porch to the east elevation. This porch will 'square' off the existing curved entrance way. The curve is created by a curved window to the front bedroom. The replacement to this curved window will be a flush window abutting a flush wall which will be the new entrance to the dwelling. The wall will square off, and then indent back to the existing front wall of the house, which in turn continues on into the side extension (garage).

Ground floor:
The rear elevation of the extension (west) will have glazed bifold doors (four doors), and 1no. window; the side elevation (south) will have a side door only; the front

elevation (east) will have a roller door for the garage, a new window, a new entrance door, and a new window.

First floor:
The rear will be the enlarged roof dormer which will measure some 9.5m wide x 3m deep x 2.5m high and will have 1no. window to bedroom 2 and a Juliette balcony window to bedroom 1; there are no windows shown on the south, side elevation; and there will be the 3no. gabled dormers to the front (east) elevation, each with a window.

The result of the proposed works will be to assimilate the garage into the dwelling envelope and to enlarge the dwelling proper, it will be visually different from the host dwelling, but the changes are considered to be in keeping with the varied character of the street, and would be akin to the dwelling opposite, 'Che Bar'. The existing semi-detached pair are not currently symmetrical or identical and the widening of No.1 would not be visually harmful.

By removing the existing garage which sits onto the boundary with 'Byron' and amalgamating the garage into the dwelling, it pulls the development off of the boundary with 'Byron' to the south, with a separation gap of approx. 1.2m, which provides a visual break between the two properties. The proposed side elevation shows no windows within it (other than the proposed door), thereby there will be no overlooking onto the property to the south. A condition restricting windows within this elevation would be appropriate.

The rear elevation of the extension is sited an average of approx. 1.35m from the boundary with no. 2 and approx. 2.3m from the side elevation of the neighbouring conservatory extension. No windows are shown in the side elevation of the extension facing no.2, and again, a condition restricting windows within this elevation would be reasonable. No harmful loss of light is caused to the neighbour to the south, which has two obscure glazed windows at the side which are currently behind the garage at No.1.

The rear dormer has been kept away from the sides and the ridge of the dwelling, it is shown as being approx. 650mm from the north (adjoining to no. 2); approx. 550mm from the south edge; and approx. 1m from the ridge. The new dormer will be further away from the neighbouring dormer than the existing dormer and like the existing dormer, it will be positioned lower than the dormer at no.2. The rear dormer is also sited well below the ridge of the host dwelling by approx. 1m, which is lower than the dormer at no. 2

The works proposed will not be forward of the existing dwelling and the rear extension will be in accordance with the SPG regarding the depth for extending properties.

Other matters:

Concern has been raised about the accuracy of the plans, the Agent has been contacted for comment, and he can confirm that the section, east elevation, and plans are a consistent and correct representation of the proposed changes to the

property. He is also of the view that the internal beam position on the section may have been misread as the outside wall line.

A site visit has revealed that although the road is on rising land, the application site and its neighbour to the south, ‘Byron’ are on the same level. ‘Byron’ may appear to be lower but it is assessed that this is because ‘Byron’ is a smaller/lower property, and the section next to the application site, is positioned a little further back into the site.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials
4. Windows

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 06.10.2021

Authorised by: Peter Barnett Date: 7 October 2021