Expiry Date – 16/1

Development Control – Delegated Officer Report

Application Number: AWDM/1565/17 Recommendation – Approve

Site: **49 Beach Green, Shoreham**

Proposal: **Single storey rear extension; raising of eaves and ridge height above garage; rear dormer, rooflights to north, south and east roofslopes. Vertical cedar timber cladding to east, south and north elevations.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 20/12

Site and Surroundings

This application relates to a chalet bungalow on the south side of Beach Green between Mardyke and Havenside in the established residential area of Shoreham Beach. At the front the property is gable fronted with a rendered finish and small west side dormer. On the east side is a recessed garage and main entrance finished in a buff brick. At the rear is a deep single storey conservatory on the west side.

No. 47, to the east is a chalet dwelling with a full rear first floor and side gable which has been modernized with cladding. On the west side, No. 51, is a two storey house with single storey side extension closest to the common boundary.

Proposal

Planning permission is sought to replace the rear conservatory with a more substantial brick extension to the same depth, 4.7 metres, and to extend across the remainder of the rear wall to a depth of 3.65 metres. It is 3.05 metres high with a rooflight and rendered elevations.

It is also proposed to replace the roof over the garage and lift both the eaves and ridge height. The ridge is to be increased to match the main gable, approximately 550mm. The eaves line is to be increased in height by 1.1 metres to 3.6 metres. A modest rear dormer is proposed in the rear roofslope together with a rooflight in the front, rear and east roofslopes.

Vertical unstained cedar cladding is proposed.

Relevant Planning History

SU/21/80/TP/5526 - Enlargement Of Garage And Erection Of Car/Boat Port. Granted 4.3.80

Consultations

None undertaken.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 3 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

No. 52, to the west is a 2 storey house with a single storey side extension closest to the boundary with the application site but still set approximately 1.2 metres off it. 51 sits far less deep into its plot and its rear wall is 3 metres closer to the road than the main rear wall at the application site. The single storey extension proposed in place of the existing conservatory is in the same position, to the same depth and to a similar height. It will have no greater impact.

No. 47, to the east, is 2 storeys in height at the rear. It has a single storey rear extension which is approximately 600mm deeper than the main rear wall at site. The proposed rear extension is 3.65 metres in depth closest to the boundary with No. 49. It does not extend behind the garage and so is at least 4.0 metres away from the common boundary. The single storey extension will not cause harm.

The extension over the garage to create a new first floor bedroom will sit 2 metres deeper than the main first floor rear wall of No. 47.It will not extend closer to the boundary with No. 47 than the existing garage leaving a clearance of 1.5 metres. No. 47 has its main flank wall at least 1 metre off the shared boundary. It is not considered that the proposed extension will be overbearing for occupiers of No. 47 or significantly harm light or outlook to the first floor rear bedroom. The garage extension is not deeper than the ground floor at 47.

The rear dormer will enable overlooking of 47's garden but both 47 and 51 are two storey houses from which the site can be overlooked already. Mutual overlooking of rear gardens is not untypical in the street.

Character/Streetscene

Beach Green has a mixed character of chalet bungalows and two storey houses of differing ages. Upvc and timber composite cladding has been used on neighbouring houses together with brick and painted render.

Increasing the height of the eaves of the subordinate wing of this bungalow will create a property with differing eaves heights. However, the increase is on the recessed subordinate wing of the house and is still lower than the two storey house at No. 51. The more apparent wider front gable addition, which is closer to the road, will retain its original eaves height consistent with properties to the east. As such the proposed changes to the design of this bungalow will not be harmful to the character of the steetscene.

The use of unstained cedar timber cladding to parts of the front and rear elevations and recessed east wall will add to the palette of materials used in the street without causing harm.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials as specified
4. No new windows gable wall

Informative

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 any representations? No.

Case Officer signed: MOK Date: 4/1/18

Authorised and signed by: Date: