Development Management – Delegated Officer Report

Application Number: AWDM/1667/22 Recommendation: APPROVE

Site: 250 Harbour Way, Shoreham-By-Sea, West Sussex

Proposal: Remodelling of existing house to form contemporary dwelling. Ground floor rear infill extension, front extensions with roof terraces and balustrades. Raising of ridge with front and rear dormers.

Date of Site Visit: 7.11.23

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is an existing two storey detached dwelling with render and weather boarding. It has a single storey flat roof extension to the rear and to the front there is a garage and porch projection with roof terrace and balustrade. The building is on the north side of the road with Old Fort Road to the west on the bend. The dwellings either side are similar in style, form and appearance.

Consent was originally sought for a three storey development. The submitted plans showed a three storey tiered development of flat roof design with front roof terraces at ground floor, first floor extensions to the front with terraces and a raised ridge height. Timber cladding and render was proposed. Officers advised that the proposed development could not be supported as in principle three storey development on the north side of the road and within this locality would be out of character. It would set a precedent for further similar development which would be detrimental to the area.

Amended plans were sought and the submitted documents showed a development which was two storey in form and scale with rooms in the roof, more consistent with the surrounding development and avoiding a full three storey development. The height of the ridge is slightly increased with a front and rear flat roof dormer with grey tiled roof. White render is proposed at first and ground floor. The garage projection at the front remains the same with an enlarged front terrace above an additional flat roof front extension. The front dormer is a juliette balcony with glazed balustrade.

West Sussex County Council: The Highways Authority: -

The proposals will result in the loss of an existing garage. However, the site benefits from a driveway that is suitably sized to accommodate an appropriate amount of parking provision for a dwelling of this size. The existing garage is to be replaced by a storage room, which can be utilised for the secure parking of cycles. In summary, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

Representations: - 1 representation received in relation to the original plans from owner/occupier of no. 7 Falcon Close.

- The design is out of keeping with the neighbouring houses.
- The raising of the ridge height creates a precedent for three storey houses.
- If the ridge height were maintained I would otherwise have no objection.

The objection remains following submission of amended plans.

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 (July 2021)
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 development as amended shows a two storey dwelling house with rooms in the roof. A contemporary development with grey roof tiles and white render. The development as a whole combines with those either side to produce a variation upon the original building whilst maintaining a two storey form with pitched roof similar to existing and to those similar properties either side. The increase in ridge height is visible however it does not give rise to an overly tall building which is out of keeping and on balance can be supported.

The front dormer is not overly large and other front dormers are visible within the street scene. The glazed doors and glazed balustrade replicate those on the ground and first floor to produce a balanced, simple design. The ground floor projection is in keeping with the existing subservient front extensions and will not project further than existing. It will not project beyond the line of the house to the north east which projects further forward than the application property. As amended the proposed scheme is acceptable and would not set a harmful precedent in this case.

Residential amenity

Either side of the site are two similar style buildings on a slight bend in the road. To the east the neighbouring property has a blank first floor side elevation and the ground floor abuts the boundary. There are two side first floor windows proposed with obscure glazing fitted. On the western side a high level side window is proposed at first floor which faces a blank side neighbouring elevation. At ground floor tall windows are proposed which will face onto the boundary fence. There will be no significant overlooking here as there is only an obscurely glazed window at the neighbouring property on the other side of the fence. The proposed front extension will be adjacent to the existing garage at the neighbouring property therefore there will be no loss of light or overbearing impact as a result.

The front roof terrace already exists and will be increased in width toward the western side nearer to the neighbouring property's terrace. The proposed plans show privacy screens on either side of the terrace, 1.8 metres high; these will ensure that overlooking is limited when the terrace is in use.

The dormer will face to the rear of the property and towards the rear of the chalet bungalow to the rear in Falcon Close. It is not considered that there will be any greater overlooking than currently exists from the first floor rear windows. The impact of the rear dormer would not be such to warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials grey tiles, white render.
4. No additional windows on the east or west elevation of the building. First floor windows on the eastern elevation shall be obscurely glazed.
5. Privacy screens.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 14th March 2023

Authorised by: Peter Barnett Date: 14 March 2023