Development Management - Delegated Officer Report

Application Number: AWDM/0201/22 Recommendation – APPROVE

Site: 23 Riverside Road, Shoreham-By-Sea, West Sussex

Proposal: Replacement porch, single-storey rear extension with balcony above, gable roof extension with rooflights to the front and rear dormer.

Date of site visit: 21st March 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow on the north side of Riverside. It has a hipped roof with front projection and small front porch, it is similar to many properties along the street however there is much variation as other buildings have been altered and extended overtime. There is a rear conservatory and rear bay. Views over the River Adur and Shoreham Town Centre are directly to the rear.

Consent was originally sought for roof extensions with a hip to gable on either side, a rear flat roof dormer, single storey rear extension, front porch and external staircase leading to a balcony above the single storey extension. Officers had concerns with regards to the scale and amenity impact of the external staircase. It was considered that this form of development was out of character and would result in overlooking adjacent to the boundary of the neighbouring bungalow. It would also set a precedent for similar development. The amended plans show the balcony retained however it is accessed from the rooms in the roof with balustrade and privacy screens either side. The depth of the balcony has also been reduced to not include the whole area of flat roof, just limited to 1.4 metres in depth. The single storey extension is 5.8 metres in depth the full width of the bungalow. The existing front porch is removed and replaced with a modest, flat roof projection in line with the front wall of the bungalow, 1.8 metres wide.

The existing bungalow is of brick and tile construction with white render, white render and brick is proposed here with clay roof tiles.

Representations

None received

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 hip to gable extensions and proposed porch extension will be clearly visible within the street scene. The porch extension is modest and subservient to the main dwelling, there are other similar porch extensions within the street scene. The roof extension also does not result in a detrimental visual impact in terms of the street scene. The properties on either side are hipped and barn hipped so this property will add to the existing variation.

There are public views to the rear of the site also due to the riverside location of the property. There are other examples of rear dormers, including at the adjacent property. This development is contemporary in design due to the high levels of glazing at first and ground floor combined with the flat roof design and balcony balustrade. There are other examples of balconies along Riverside Road. No 55 Riverside has a similar development AWDM/1766/16 with a flat roof extension providing a balcony at a limited depth with privacy screens. The development as shown on the amended plans is considered to be in character with the locality and existing bungalow, providing a contemporary addition to the bungalow whilst retaining its scale and character within this riverside locality.

Residential amenity

The hip to gable roof extension and front porch will not impact upon the properties either side or opposite in terms of loss of light or overbearing impact. They are in line with the properties on either side. There are limited windows on the neighbouring bungalows and these are in line with the side of the existing bungalow and appear to be secondary windows so there will be no significant impact in this case. Also there are existing ground floor side windows at the application side and therefore there is no greater overlooking at ground floor than currently exists. There are windows proposed either side in the side gables serving a landing and a bathroom these are conditioned to be obscurely glazed to not preclude any further development at the adjacent bungalows. There are doors on the east side of the flat roof extension which face onto the side wall of the neighbouring extension. A condition is attached to limit any additional openings.

The single storey extension at 5.8 metres in depth is considered to be acceptable in this case. To the east no. 25 has a similar extension and this will project alongside the blank side elevation therefore no impact will occur. To the west no. 21 is set in from the boundary with the site. There is a rear facing window adjacent to the boundary which faces onto the neighbour's detached outbuilding which is on the boundary with the application site. It is

considered that this north facing window has little light and outlook as existing an extension is beyond this window with a roof light and rear outlook. On balance due to the current situation at the adjacent property it is not considered that the depth of the extension will result in any significant adverse impact which would warrant a refusal in this case. The dormer with rear balcony will overlook directly to the rear of the site and due to the privacy screens either side there will be no overlooking to the gardens of the properties adjacent.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. No additional windows in the side elevations side windows in the gables shall be obscurely glazed.
4. Privacy screens installed prior to use of the balcony.
5. Materials to include, red, brown brick, white render, clay roof tiles in line with details shown on the approved plans.

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

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 13th June 2022

Authorised by: Peter Barnett Date: 13 June 2022