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Development Management - Delegated Officer Report

Application Number: AWDM/0962/24 Recommendation – Grant

Site: 402 Upper Shoreham Road, Shoreham

Proposal: Raising of the roof ridge to create a second floor, proposed front porch, side garage extension and two storey side extension. Replacement bay window to front. Single and two storey rear extensions. Existing garage and conservatory removed.

Date of site visit: 18/9

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a chalet bungalow on the north side of Upper Shoreham Road to the east of Adur Road. It is a hipped roof bungalow with two front dormers and a box rear dormer. It is a rendered and painted property under a slate roof. The property has in and out driveways with detached garages behind the property on both sides.

On the west side at No. 404 a bungalow has been extended to create a fully two storey house with a large front dormer and double height bay windows either side of the front door. No. 406, further west, is a two storey house as built. No. 400 is similar to the application site, a hipped roof bungalow with a front dormer.

The site is not in a conservation area and is not a listed building. There are no protected trees on the site and there is no known flood risk.

It is proposed to make this property a fully two storey house with an attic room lit from a rear dormer. Again, it is to be rendered and painted white under a hipped slate roof with some stone detailing at front ground floor. At the rear a single storey extension will be metal clad with some stone detailing. Replacement aluminium windows in cement grey are proposed.

The eaves height will rise from 2.7 metres to 5.3 metres and the ridge height to 9.7 metres from 7.4 metres. A street elevation drawing shows the eaves and ridge heights will line through with that of No. 404. A two storey west side extension is also proposed with a largely enveloped part single storey garage element closer to the boundary. The design includes gable details front and rear.

In place of the rear conservatory and west side garage a two storey rear extension, 2 meres in depth, is proposed closer to the east side and a 6 metre deep single storey extension on the west side. The ground floor extension will

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have a feature asymmetric roof with a maximum height of 5 metres. A triangular rear dormer is also proposed.

Relevant Planning History

SU/227/03 – Front wall & piers with wrought iron gates & railings (1.5M High) and detached garage at rear. Granted.

SU/186/02 - Decorative Front Fence (1.5M High) And Gates (Retrospective). Granted.

SU/1/01 - Decorative Front Fence And Remote-Controlled Gates. Refused.

SU/44/93 – Single storey extension to rear. Granted

SU/162/87 – Conservatory at rear. Granted.

Consultations

Highways: No objection.

Representations

9 neighbours notified: No response.

Relevant Planning Policies

Adur Local Plan 2017 Policies 2,15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal involves upgrading the existing housing stock located within the built up area and can be supported in principle. The main issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Residential amenity

No. 404, to the west, has been extended and has single storey side and rear extensions with either secondary or bathroom windows in the ground floor flank wall only adjacent to the site boundary. The proposed ground floor extension will be approximately 2.5 metres deeper but off the common boundary by 1.5 metres. The two storey side extension will be off this same boundary by 1.2 metres and the garage addition a minimum 400mm off. The extensions proposed will not be harmful to occupier's amenity.

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No. 400 is a chalet bungalow and sits off the shared east side boundary by approximately 500mm. It has three side windows each of which is obscurely glazed. The two closest to the rear are secondary living room windows. The other is a study window. Proposed development does not extend into the side driveway adjacent to this boundary. It is considered that there is sufficient gap between the properties to avoid any serious loss of light and outlook.

Visual amenity

Upper Shoreham Road is made up of a mix of house types and designs and many of them have been extended. The application site is originally one of three bungalows but No. 404, to the west, has been extended to a fully two storey house including a large front dormer. No. 400 remains a bungalow with a front dormer.

It is not considered that extending this property to a fully two storey house will be out of keeping in the street scene. The design is well considered as is the palette of materials proposed. The hipped roof design is less bulky than at No. 404 with only a rear dormer proposed in this case. It will sit comfortably on the plot and between its neighbours as demonstrated in the street view drawing.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No first floor windows on the side walls of the extensions.

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

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.

Case Officer:	MOK	Date: 27/9
Authorised by:	Peter Barnett	Date: 27 September 2024