Development Management - Delegated Officer Report

Application Number: AWDM/1800/21 Recommendation – APPROVE

Site: 62 Beach Green, Shoreham-By-Sea, West Sussex

Proposal: Remodelling of house comprising two storey rear extension, rear dormer extension (including solar panels) with rear terrace at second floor; remodelled front entrance porch; formation of terrace to front at second floor, timber cladding and white render to elevations, zinc clad roof

Date of site visit: 19th October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling with a flat roof garage to the side and front porch. It has off street parking to the front and a single storey extension to the rear. The rear garden has an open aspect to the north towards Shoreham High Street and the River Adur. The building is currently brick and rendered with a tiled roof. Consent is sought to remodel and extend the existing building. A two storey flat roof extension is proposed to the rear with a rear flat roof dormer and a terrace is to be provided on the rear flat roof. To the front the existing front porch is to be changed to a flat roof design. A front balcony is to be created in the existing roof. The use of materials and design of the building will be changed to create a contemporary development with the use of vertical timber cladding on the front and rear elevations, white render to the sides and zinc cladding to the roof, dormer and part of the front elevation.

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 building will be extended and remodelled to create a new contemporary development which will be of a different character and appearance to existing. There are many similar properties along Beach Green with tiled roof and rendered or brick finish, a generally traditional design. However many have been altered and extended with the use of more contemporary materials and design. This development is not considered to be out of keeping within the context of the street scene as existing. It will create interest and will be prominent along this stretch of highway adjacent to Beach Green. Although significant changes are to be made to the form and scale, when viewed from the front it will remain relative to those adjacent properties in scale and height.

The development to the rear, the two storey extension and dormer, will be visible in public views across the river and will increase the scale of the building. However within the context of a holistic development, including the total remodelling and extensions to the dwelling, this scale increase is considered acceptable. It is not read as a flat roof dormer and flat roof two storey extension to the existing building but a complete redevelopment and considered design. It will enhance the character and appearance of the existing building and street scene.

It should be noted that the elevations appear to show the flat roof dormer extending on the top of the two storey extension beyond the existing eaves of the building. Officer's advised that the dormer should be set back not exceeding the original rear wall of the building. An additional sectional drawing has been submitted to show this to be the case and this shall be conditioned accordingly.

Residential amenity

The main properties to be affected are those either side and opposite the application site. To the east the detached dwelling house has a contemporary appearance with render and weather boarding. This property projects further to the rear than the dwelling house at the application site and is positioned at an angle. The windows on the side elevation are obscurely glazed and appear secondary. The ground floor windows adjacent are as existing limited in light and outlook due to the position of the neighbouring building. The scale and position of the proposed rear extension are not considered to result in any loss of light or overbearing impact to the property to the east. The rear terrace will have privacy screens to the side. Although overlooking may occur to the rear garden, direct overlooking to the side will not cause significant harm in this case.

The front balcony will be adjacent to this property to the east and due to the garage at the neighbouring property creating some separation and this being the property frontage there will be no significant loss of privacy in this case. The front driveway will be overlooked, not directly onto private amenity space. The front porch redesign is set in from the boundary on both sides and will not have any adverse impact.

There are existing windows on the side elevation facing east which serve habitable rooms; the side office and bedroom windows will remain; these will

not result in any additional overlooking than already exists. There are kitchen windows proposed which are to be obscurely glazed.

To the west is a similar detached dwelling set forward closer to the highway than the application site. The side garage at the application site and the garage at the neighbouring property create some separation between the main dwellinghouses. The garage to the side will remain as a garage with shower room and utility to the rear. The height of the roof will be increased, adjacent to the boundary; this is of no concern with spacing between the properties and no first floor side windows. The ground floor window is already affected by the neighbouring property as existing, no significant further detrimental impact will occur. The increased bulk to the rear of the building will not impact to a degree to warrant a refusal here. Although the building is set back and the bulk will increase at first and second floor, the spacing between the buildings and the open aspect to the rear allows for ample light and outlook which will not be impacted detrimentally here. Privacy screens to the sides of the terrace will protect loss of amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Prior to use of the rear terrace hereby permitted privacy screens shall be installed and shall remain at all times.
4. The rear dormer hereby permitted shall not extend beyond the rear wall of the original house as shown on approved drawing: - Proposed Sections 0642.PL.003 A received 26th October 2021.
5. Materials as shown on approved plans, timber cladding, white render and zinc clad roof.
6. Obscurely glazed kitchen windows and no openings on the east or west side of the building.

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: Hannah Barker Date: 30th November 2021

Authorised by: Peter Barnett Date: 30 November 2021