Statement of Case for:

59 Beach Green, Shoreham-By-Sea, West Sussex, BN43 5YE on behalf of Mr Gary Thompson



LPA's Ref: AWDM/0502/15

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The Site and its Surroundings





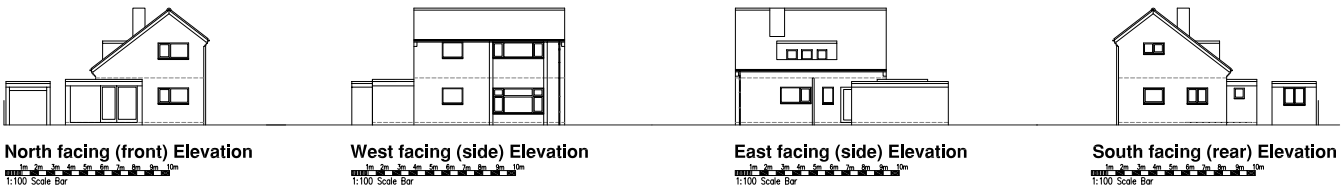
The property is situated in the existing built up area of Shoreham Beach. There is a very eclectic mix of property styles and architectural designs in the immediate and wider local area. There has been extensive redeveloping existing properties with more contemporary architecture, so much so that it now forms part of the local distinctiveness of the area. In the immediate area to the application site there is a mix of two storey houses, terraced chalet style properties and detached bungalows.

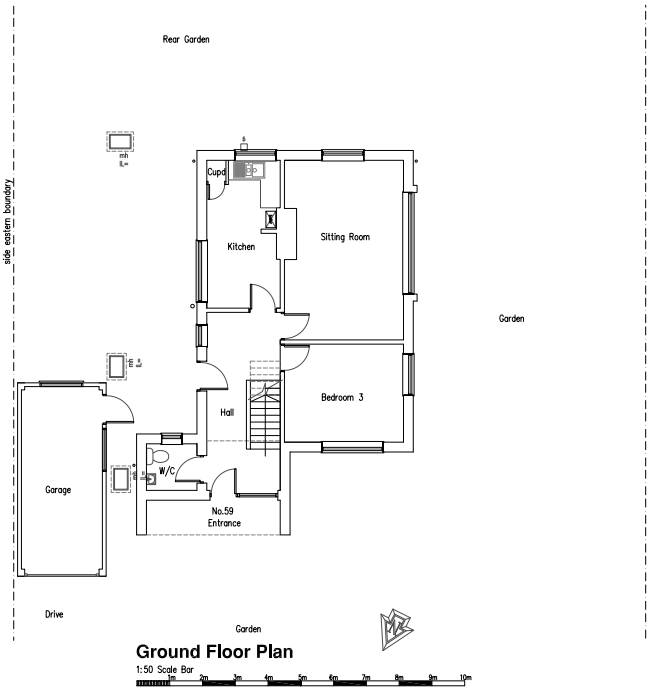
The existing property is a detached two storey house of very bland appearance with no architectural features. It has gardens front and rear and existing vehicular access onto Beach Green.

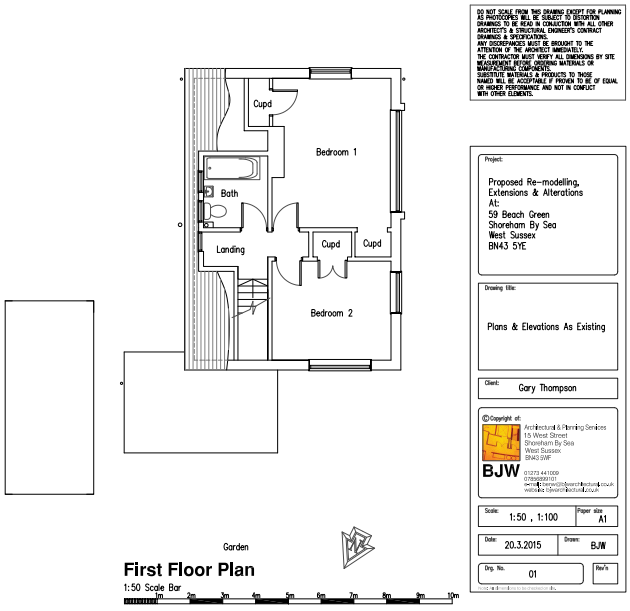
It is situated in an accessible and sustainable location within walking distance of local shopping parades and bus services linking Brighton to the east and Worthing to the west.

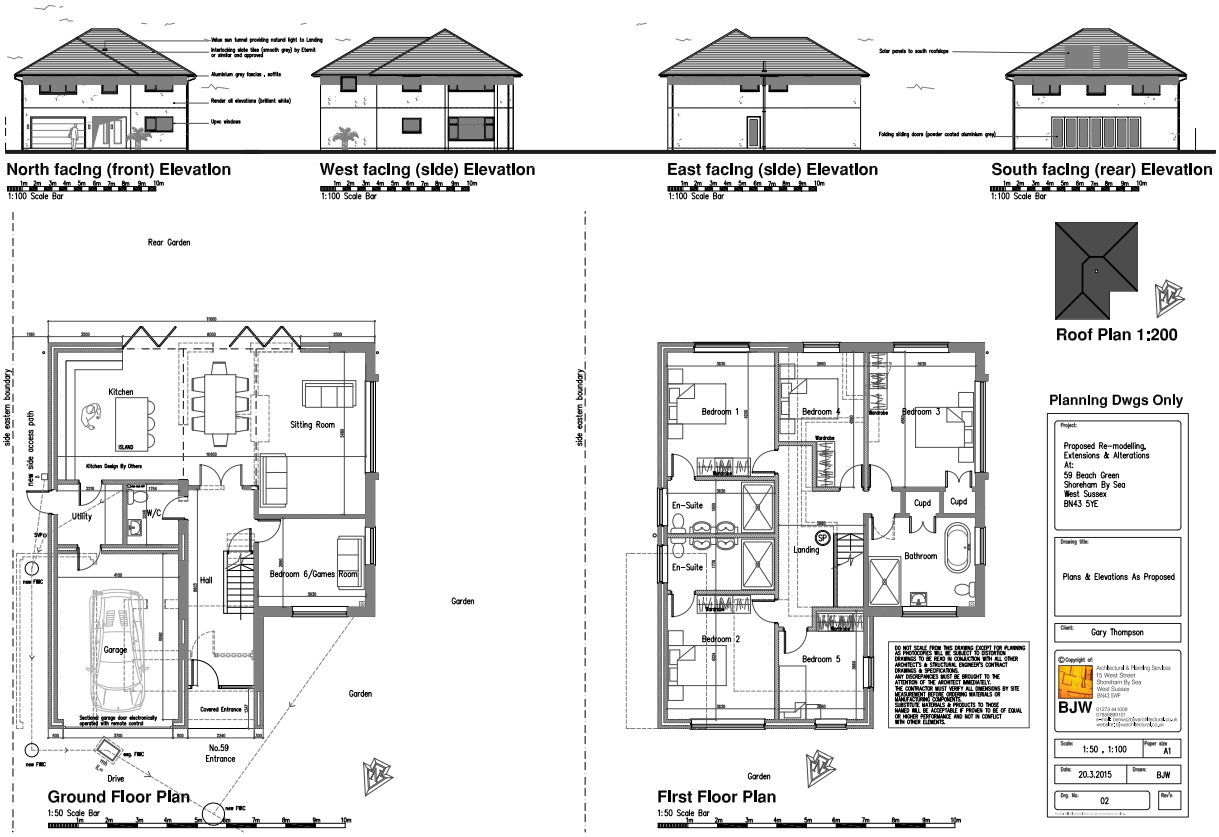
It is within a short walking distance of the river bridge linking Shoreham Beach to the town centre and railway station. Local health and schooling facilities are available in the immediate vicinity.

The Proposal









Is for the erection of a two-storey side and rear extension to provide a full two-storey five bed dwelling house with full hipped roof.

Under this proposal the existing building will be remodelled to upgrade the design both in terms of visual appearance and accommodation the provided.

Reasons for Refusal

I would like to comment upon the Local Planning Authority's reasons for refusal as follows.

Reason One

The proposal, by reason of its excessive scale and full two-storey bulk and mass and alien dual hipped roof, would appear unduly prominent and visually incongruous with the prevalent architectural form of surrounding buildings to the detriment of the character and appearance and local distinctiveness of the locality in conflict with Saved Adur Local Plan Policy AH7 contrary to the Council's adopted allied SPG Development Control Standard No. 3 Extensions and Alterations to dwellings, and relevant paragraphs of the National Planning Policy Framework relating to design.

There is a considerable variation in building form, mass and styling in this part of Shoreham Beach. Nearby properties include bungalows, chalets and two storey houses.

The wider Shoreham Beach area has been extensively redeveloped in recent years with a considerable amount of contemporary architecture. In many cases small bungalows sites have been redeveloped with large contemporary family houses, so much so that such development is common place in the area and now forms part of the character of the area and its local distinctiveness.

The existing property is extremely dated in terms of both internal layout and external appearance. The property has no architectural features and presents very bland looking elevations that does not visually enhance the streetscene.

The existing property is in a poor state of repair and urgently needs modernising and updating to provide a more eco friendly sustainable dwelling that will incorporate water and energy saving measures. The existing property only has two bedrooms and a very small bathroom, therefore the proposal is to upgrade and extend it to provide accommodation more suited to present day family requirements.

The property occupies a good sized corner plot providing sufficient space for the proposed extension of the property, whilst still leaving adequate car parking and garden/amenity space. Paragraph 58 of the National Planning Policy Framework states that planning decisions should aim to ensure that developments optimise the potential of the site to accommodate development.

The National Planning Policy Framework under *'Core Planning Principles'* states that planning should not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live. Paragraph 60 also states that planning policies and decisions should not attempt to impose architectural styles or particular tastes. Paragraph 61 also states that although visual appearance are important factors securing high quality and inclusive design goes beyond aesthetic considerations.

Shown below is a photograph giving an example of a recently developed property in Old Fort Road in the same architectural style as the proposed application.



In their planning assessment in the officer's delegated report the Local Planning Authority state that upgrading of residential accommodation is acceptable in principle.

Reason Two

The proposal would, by reason of its excessive height and bulk and proximity to the neighbouring dwellinghouses to the immediate south and east, result in an adverse overbearing effect on the occupiers of those neighbouring properties to the detriment of their residential amenities in conflict with Saved Adur Local Plan Policy AH7 contrary to the Council's adopted allied SPG Development Control Standard No. 3 Extensions and Alterations to dwellings, and core planning principle of the National Planning Policy Framework relating to residential amenity

With regard to the development's affect on the residential amenity of adjoining properties. The design has been arrived at with due regard to the neighbouring properties and I think it is significant that there have been no objections to this application by any of the adjoining residents.

The hipped roof design was arrived at to minimise both the visual impact of the extended property and also to reduce any loss of light or overbearing affect upon the adjoining properties.

The existing garage is built right on the common boundary line with No. 57 Beach Green. The proposed side extension to the property will be set back off the common boundary to provide separation between the two properties.

Looking at the design and its relationship to the bungalow situated to the rear of the site, it will not extend any nearer to this property than the existing house.

The bungalow is sited on the south side of the application property and therefore the proposal will not affect sunlight/daylight to this property. The spacing between buildings should be considered acceptable in terms of a normal urban relationship such as this location.

It is considered therefore that the proposal respects neighbour amenity and will not have any adverse affect on the living conditions of neighbouring properties.

Reason Three

The proposed 1.8m high wall on the western boundary would form an obtrusive and incongruous feature that would be visually out of keeping with the existing low-rise boundary features in the locality, thereby conflicting with saved policies AG1 and AH7 of the Adur District Local Plan

With regard to the 1.8m high western boundary wall. The council state that this would be out of keeping with boundary treatments in the area, however as can be seen from the photo below the flank boundary of the property opposite No. 61 Beach Green has a similar 1.8m high wall, so the proposed new wall at the application site will give a consistent look visually and it will also give the opportunity of providing a more secluded area of private garden to the rear and side of the property.



The proposal also provides for a new dropped kerb access from Mardyke. This has been included for safety reasons as there poor visibility from the existing driveway access onto Beach Green.

Planning Policies

In their decision notice Adur District Council have stated that they consider the application contrary to the Adur Local Plan policy AH7 and AG1 and I would like to comment upon these policies as follows.

Policy AH7 of the Adur Local Plan

This policy relates to extensions and alterations to existing properties and states as follows.

(a) Proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;

(b) Design and materials are sympathetic to both the original dwelling and the area in general;

(c) The proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;

(d) Access and car parking provision is acceptable under Policy AT12, and

(e) It accords with the standards adopted by the District Planning Authority.

The decision notice also refers to the council's SPG No. 3 on extensions and alterations so I will deal with these two policies together.

The proposal will not increase the degree of overlooking to neighbouring properties above that already existing and that would be normal in such a urban relationship.

Due to the orientation of the properties there will be no adverse loss of light to the adjoining properties. Any overbearing affect has been minimised by the relatively low profile hipped roof design and separation between buildings.

The proposed materials are brilliant white rendered elevations with smooth grey slate roof and UPVC double glazed windows. The materials chosen will give the building a distinctive contemporary look in keeping with much of the contemporary development within the immediate area.

The proposal will provide a good area of private family garden to the rear and part of the side of the property, which will be well enclosed. The front garden area will be mainly laid out to provide in and out vehicular access, parking and turning.

It is therefore considered that the proposal conforms to the guidelines set out in the policy AH7 and the SPG No. 3.

Policy AG1 of the Adur Local Plan

This policy relates to the built up area boundaries and it states that within the boundary development will normally be permitted subject to other local plan policies and for it not detracting from the existing local urban environment.

The property is situated within the existing built up area of Shoreham Beach.

It is considered that the distinctive modern design of the remodelled property as proposed will be visually more attractive and will make a more positive contribution to the Beach Green streetscene and the wider character of the local area than the existing dated and rather bland looking existing house.

The National Planning Policy Framework

This is a material consideration and I therefore set out below what I consider to be the policies contained in the NPPF relevant to this application.

Core Planning Principles

Paragraph 17 states that planning should:

- *Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;*
- *Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.*

Section 6: Delivering a Wide Choice of High Quality Homes

Paragraph 49 states housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.

Section 7: Requiring Good Design

Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including buildings, public and private spaces and wider area development schemes.

Paragraph 58 states decisions should aim to ensure that developments:

- *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;*
- *Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate*

innovation;

- *Are visually attractive as a result of good architecture and appropriate landscaping.*

Paragraph 60 states that planning decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Paragraph 61 states that visual appearance and the architecture of individual buildings are very important factors but securing high quality and inclusive design goes beyond aesthetic considerations.

These Framework Policies emphasise the importance of inclusive design, which functions well for the lifetime of the development creating attractive and comfortable places to live. They also emphasise the importance of sustainable development.

In this case the proposal will make efficient and effective use of the development potential of the site.

It will replace a dated property in poor repair and upgrade it to a family house of more distinctive contemporary design that will also provide a good standard of accommodation for modern family living.

It will therefore considerably improve the quality of life for the family. This proposal is being done to improve the property for family living and it is not a speculative development exercise.

It is considered that the design not only provides a property that will make a more positive contribution to the local streetscene and it has been designed in such a way as to minimise any detrimental affect on neighbour amenity.

It will add well to the mix of housing stock in the area.

At the heart of the Government's National Planning Policy Framework is a presumption in favour of sustainable development.

The existing property is in a poor state of repair and the proposed improvements will mean that the property can be upgraded to conform to present day insulation standards. Energy and water saving measures will be incorporated including rainwater harvesting and solar panels.

The only demolition works will be to the existing garage and there will be no large

scale excavation works required.

Site waste will be kept to a minimum and where possible materials will be sourced locally to make the build as sustainable as possible.

It is within an accessible area to all local amenities and transport links.

The proposal is sustainable development in terms of construction and location. The proposal will have no adverse affect upon the local environment and the biodiversity of the site will not be harmed.

Conclusion

I summarise below the appellant's grounds of appeal and rebuttal of the council's reasons for refusal.

- ✓ It is significant that bearing in mind the council consider the proposal will affect neighbour amenity, that there have been no objections from the neighbouring properties.

- ✓ The design provides an opportunity to upgrade a dated property in a poor state of repair to a modern family home that is visually attractive and provides well laid out family accommodation.

- ✓ It optimises the potential of the site to accommodate development.

- ✓ The proposal represents sustainable development in terms of construction and location.

- ✓ It will have no adverse affect upon the local environment.

- ✓ The proposed western boundary wall will replicate the wall on the opposite side of the road, which is also a brick wall 1.8m high.

- ✓ It respects rather than conflicts with the guidelines of relevant local plan policies.

- ✓ It conforms to the guidelines set out in the Government's National Planning Policy Framework, which encourages the provision of sustainable development.

- ✓ Opportunities to upgrade existing poor quality housing stock should be encouraged by the local authority.

I would respectfully ask the inspector to allow the appeal.