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35 The Marlinespike

Shoreham-by-sea

Front extension

AD'UR & WORTHING
PLANNING SERVICES
PLAN AWDM/ 0535/12
DATE VALID - 6 JUN 2012

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PlanRight UK Ltd

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INTRODUCTION

The proposal is to remodel the existing bungalow by creating a front gable extension. Internally this will create a new bedroom on the ground floor and will extend the existing bedrooms within the roof space. The applicant is a foster carer and requires the extra room for the children he and his wife foster.

PLANNING POLICY

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless other material considerations indicate otherwise. The approved Development Plan in relation to this site comprises the saved policies from the Adur Local Plan (1996-2006).

National Guidance sets out its agenda through the publication of the National Planning Policy Framework (NPPF). Of particular relevance to this application is point 7 - *'requiring good design'*. The relevant passage is paragraph 60, which states that *' planning policies and 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. It is, however, proper to seek to promote or reinforce local distinctiveness'* .

Paragraph 214 of the NPPF states *'For 12 months from the day of publication, decision-makers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict within this framework'.*

As the Adur Local Plan was adopted in 1996 and there is no adopted Core Strategy or emerging local plan out for consultation purposes, we are of the opinion that the NPPF carries more weight than the relevant polices of the Adur Local Plan (ALP).

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Adur Local Plan (1996-2006)

The saved policies relevant to the planning application are AG1 and AH7.

AG1 is a general policy relating to the built-up area and states that within this boundary, permission will normally be granted for proposals that do not detract from the existing local urban environment.

AH7 relates to extensions and alterations to existing houses and bungalows and states that *'proposals will be expected to not result in an unacceptable degree of overlooking, loss of natural light or have an overbearing effect on neighbouring dwellings, the design and materials should be sympathetic to both the original dwelling and the area in general, not take up an excessive proportion of the existing garden, have acceptable access and parking provision and Supplementary Planning Guidance in the form of accord with standards adopted by the planning authority'*.

Development Control Standard 3 – Extensions & Alterations to Dwellings.

DC Standard No 3 discusses front extensions and states that; ' *Front extensions are particularly difficult to incorporate successfully with the existing house and streetscene. They should not usually extend significantly beyond the "building line", or abut side boundaries. For this reason, front extensions on terraced properties (other than small porches) will not usually be allowed. In the case of semi-detached or detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours. Windows in side elevations of front extensions, which are close to and overlook neighbouring properties, will not usually be allowed'*.

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PLANNING ASSESSMENT

Site & Surroundings

The site comprises a link-attached single-storey dwelling situated on the south side of The Marlinespike, an established residential area. The dwellings within the area are in the majority detached bungalows. There are several different styles of bungalows within the street, the majority of the semi-detached bungalows are flush fronted with many of the detached bungalows having small front gabled projections. The application property and its attached neighbour are the only two that were originally identical amongst the other styles. However the application property now has a completely different appearance to its neighbour with the inclusion of side dormers.



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USE and AMOUNT

The exiting use of the property is residential and the proposal is to infill at the front without extending beyond the building line. The existing front gable will extend over the front projection giving a flush frontage. The amount of development proposed is in scale with the existing building.

SCALE. LAYOUT AND APPEARANCE

The proposed development will be in scale with the dwellings within the street. Although pre-application advice from the planning officer stated that the front extension would be the first of its kind and would bring the main building line forward, this is not actually correct. The planning officer also commented that the proposal would be out of keeping with the distinctive style of the dwellings with their single storey front projections.

The front building line will remain as existing with the front ground floor extension bringing the entire frontage in line. The main building line will remain as is. The existing gabled roof will be brought forward extending over the front gable projection. This will give the dwelling an appearance not dissimilar to no 48 The Marlinespike.

It is acknowledged that there are many original front projections on bungalows within the area. However, the Shoreham Beach area has evolved considerably since the houses were first built; in particular many of the houses on Old Fort Road have changed beyond recognition. It is reasonable to assume that other householders within the area have seen these changes within the area and consider that as the same policies apply they will also be allowed to make changes to the appearances of their own homes.

Paragraph 60 of the NPPF states that planning policies and decisions should not attempt to impose architectural style etc although it is proper to promote or reinforce local distinctiveness. Although the LPA consider this street to have a local distinctiveness with the front gable projections, there is no distinct uniformity within the street as a whole. It has already been pointed out that there are several differing styles of property within The Marlinespike and the proposed development will not be entirely out of keeping and will, in fact, have a similar appearance to other dwellings. The proposal will not cause harm to neighbouring properties with regard to loss of daylight or sunlight and will not alter the main building line. The roof ridge will remain as the same height as is with the materials proposed for the development matching the existing brick and weatherboarded finish. The development will give the property a cleaner 'finished' uncluttered appearance in comparison with some of the *ad hoc* extensions and alterations to others within the street.

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Examples of the various styles of property within The Marlinespike



Opposite at no 36/38



opposite no 24

Adjacent no 37



opposite no 50 (with a similar appearance to the proposed development)



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ACCESS

Off-street parking is provided within the front garden and garage. The access to the site will remain unaffected.

LANDSCAPING

The dwelling already benefits from a mature garden and no further landscaping is proposed.

SUMMARY

The proposals to remodel and extend the dwelling are acceptable in principle. The design of the scheme is in keeping with other examples within the street and will be in-keeping within the general street scene. It will give a much needed bedroom to the applicant who fosters children and will extend the two existing bedrooms within the roof space. It makes for a better internal environment for the family without compromising its external appearance. In our view, once the development has been completed it would be difficult to tell that the dwelling had not been originally built in this style and will assimilate perfectly into the varied styles of bungalows within the streetscene. Therefore it is in compliance with the relevant advice contained within the DC Standard relating to front extensions as well as policy AH7.

There will be no discernable impact on volume of traffic and no on-street parking or changes to the access are required. All building materials will be sourced locally to prevent unnecessary journeys and the extensions will be built to a high standard.

The proposal conforms with the principles of sustainable development allowing the expanding family to remain in the area in the house of their choice. Although we have taken into consideration the pre application advice from the planning officer we are of the view that paragraph 60 of the NPPF should be a material consideration when making a decision on the proposal and as the proposed development does not cause harm to either residential or visual amenity there should be no reason for the application to be refused.

There are no other material considerations and the proposal should therefore be allowed.