Development Management - Delegated Officer Report

Application Number: AWDM/1371/19 Recommendation – Approve

Site: 404 Upper Shoreham Road, Shoreham-By-Sea

Proposal: Remodelling of existing chalet bungalow to create new 2-storey dwelling including demolition of existing garage and potting shed and construction of ground floor side and rear extensions and first-floor extensions and alterations. (Amended resubmission of AWDM/0415/19 including changes to roof design)

Date of site visit: 12 September 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a former detached chalet bungalow with front gable on the north side of Upper Shoreham Road. It sits between a larger two storey house to the west and a hip roofed bungalow to the east. Permission was granted earlier this year to remodel and extend the property to form a two storey dwelling with bedroom in the roof (AWDM/0415/19). Two storey projecting bays were proposed for the front with a large central glazed apex feature extending from first floor up to roof level at both the front and rear.

The existing attached garage on the east side plus rear outbuilding was to be demolished, to be replaced with a new lean-to side extension. Across the rear, a ground floor extension was proposed, 6m deep.

The dwelling was to be finished in white render on the ground floor with grey composite cladding at first floor. Grey slates were proposed for the roof.

Work has commenced and is well progressed. This application seeks to amend the design of the extension from a hipped roof to a part gabled roof. The roof ridge remains at the same height as previously approved. The large glazed central apex at the front has been removed and replaced with a simple pitched roof dormer. The rear glazed feature has also been removed and replaced with a large box dormer. The ground floor rear extension has been increased in width to line up with the lean-to side extension on the east elevation.

Relevant Planning History

As above

Consultations

None

Representations

Objections received from the occupiers of 27 and 29 Adur Avenue:

- Dormer window will look directly into the rear of our property and overlook our garden resulting in a significant loss of privacy
- Work has been noisy and has started early 7 days a week
- Material and spoil has been redistributed within the rear garden which has raised ground levels at the back.
- Concerned that additional material might threaten structural integrity of the boundary wall

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 (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant 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.

Visual amenity

Upper Shoreham Road contains a mix of dwelling sizes and types. The application property was previously 1 of a row of 3 bungalows in this stretch of the road but there are larger two storey dwellings beyond that in both directions. The presence of the larger house at 406 to the west ensures that the proposed dwelling will not appear out of character in this location, even with the additional bulk at roof level. The wide plots also help to maintain a sense of space between the buildings, with a lean-to at the side of 406 and the proposed lean-to at 404 also helping to prevent two storey form right up to the boundaries.

The proposed front dormer is less of a feature than the previously proposed glazed apex. It will not appear out of character as there are many dormers visible in the street. The rear dormer is wide but it is positioned away from the roof edges and is well below the ridge. Consequently, it is not considered to be visually harmful. There is a larger dormer at the rear of Che Bar to the NW of No.404.

Residential amenity

The increased bulk and height of the building is not considered to cause a loss of light or outlook for the occupiers of the dwellings on either side of the site because of the spacing to be retained between buildings. The rear

extension is deep but is also not considered to cause harm to neighbours. No. 402 has an outbuilding in the rear garden on the boundary with the site while No.406 has its main rear windows located further from the boundary.

There is a dwelling at the rear of No.406 known as Che-Bar which has a large dormer on the rear facing the rear garden of No. 404. It is positioned perpendicular to the site and is not considered to be adversely affected by this proposal. At the rear of the site Nos 23-27 Adur Avenue are over 60m away and are not considered to be adversely affected by the proposed dormer and increased bulk of the building. The dormer replaces the previously approved glazed feature and will serve a bedroom and en suite.

The disposal of soil on the garden does appear to have raised the ground level and this is being investigated separately from this planning application.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No additional windows on the east or west elevations.
5. Hours of construction

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

1. 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.

2. The spoil that has been distributed across the garden should be removed and the ground level restored to its original condition on completion of the development. You are advised that any recontouring or raising of the garden level requires planning permission.

Case Officer: Peter Barnett Date: 26 September 2019

Authorised by: Gary Peck Date: 26 September 2019