Development Management – Delegated Officer Report

Application Number: AWDM/1715/23 Recommendation: APPROVE

Site: 4 Havenside, Shoreham-By-Sea, West Sussex

Proposal: Proposed front porch, front and rear gables, side dormer to east roofslope, extensions and alterations to garage building to create studio with store, rooflights to east and west roofslopes and in garage extension. (Rear gable and side dormer to be built under permitted development)

Date of Site Visit: 30th January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached hipped roof bungalow on Shoreham Beach within a street of bungalows and houses of varying design and appearance, mostly detached dwellings. Many dormers are visible to both houses and bungalows. There is a detached pitched roof garage to the side of the bungalow onto the boundary with no. 2 Havenside. There is a driveway to the front and side and a rear garden.

Permission was granted in 2018 for a front extension to the existing garage to create an art room. This consent extended the garage forward and linked it onto the side of the existing dwelling. This was to be the same height and design as the existing garage AWDM/1514/18.

Consent was also granted in 2020 for cabrio rooflight/balcony to the west side roofslope, AWDM/0935/20. This was not considered to be harmful in terms of visual or residential amenity.

These works have not been implemented and the bungalow remains as described above. Consent is sought here to add hip to gable extensions to the front and rear with a flat roof dormer to the east side. A front pitched roof porch is also proposed. The existing garage is to be extended and altered increasing its depth and width to link it to the main bungalow and increase the roof height. As before a studio is proposed with a shower room and store linked to the bungalow. A new vehicular access was also proposed to provide an in, out driveway.

Amended plans have been received which show the vehicular access removed following advice from West Sussex Highways that the second access could not be

supported. The plans also show the rear gable and larger of the two dormers to be constructed under permitted development with the smaller dormer removed and replaced with velux windows. A roof light has also been removed from the west side of the studio.

Consultations:

West Sussex County Council: The Highways Authority: - No concerns are raised to the proposed extension works. I do note however that a second access point is proposed to serve the site and this would be contrary to current Local Highway Area Office guidance on vehicle crossovers. In order to maintain as much on street parking as possible, a second access is highly likely to be refused a licence unless significant safety or community benefit can be identified. Therefore, I would advise that the plans be amended to remove the proposed second access point.

In summary the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in severe cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework and that there are no transport grounds to resist the proposal.

However as mentioned above the proposals for a second access point are contrary to current Area Office guidance and are unlikely to be granted a licence for these works.

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 (December 2023)
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 changes to the building will all be visible within the street scene, they will alter the roof form, design, bulk and scale of the existing development. It is considered

that within the context of the variation within the street and the gabled roof bungalows, two storey houses that the proposals, as amended can, on balance be supported.

The side large dormer was considered to be overly large and bulky in relation to the other development and officers requested that there be a single side dormer only which was central to the side elevation. The amended plans show the larger dormer to be permitted development and the smaller dormer removed, this combined with the hip to gable front extension will not be development which would be out of keeping in this case. There are gabled roofs and flat roof dormers visible within the street scene.

The front porch extension is a feature to the front of the property with a glazed gable, complementing the design of the garage extension. It gives the dwelling a front entrance and is in keeping with the proposed design. It is considered to enhance the appearance of the building. The porch will project forward by 2 metres however there are other front projections and porches and in the light of the variety of property style this will cause no harm. It is noted that no. 14 Havenside also on the south side has a verandah style front projection which is more dominant than that proposed here and the porch at no. 4 does not project forward any further than this.

The garage extension will result in a larger footprint and higher building. It will be an ancillary use. The main part of the building will be adjacent to the existing garage at no. 2 and on the site of the existing building. There are other outbuildings visible to the rear and either side of the application site, such a development is not out of keeping and will remain subservient to the main dwelling.

Residential amenity

The front porch will be visible from neighbouring properties but will have no adverse impact with regards to loss of light, privacy or overbearing impact. Similarly the front gable will increase bulk but will not be harmful.

The velux windows on the east side are adjacent to no. 6 and the blank side roofslope of the neighbouring bungalow. These windows will be conditioned to be obscurely glazed.

To the west velux windows are proposed. The previous consent referred to above permitted a cabrio balcony on the side roof slope in a central position onto the side roof slope of the neighbouring bungalow at no. 2. Taking this into account it would be difficult to insist that the side rooflights on the original roof slope should be obscurely glazed, however the larger velux serving the master bedroom further to the rear of the property are conditioned as such to avoid overlooking the rear garden and adjacent balcony.

The increased scale of the garage building mainly affects no. 2 Havenside. The building will be higher on the boundary and will infill the section between the existing building and the house. There is a single storey extension to the rear of the neighbouring property with a large window on the side, there will be some overbearing impact here, however not such to warrant a refusal in this case as the extension has rear south facing windows. There is a single side roof light but this is positioned towards the rear boundary of the site, therefore limiting impact upon the adjacent occupiers. The use of the building will be conditioned to be ancillary to the main dwelling for use of the owners only. This will protect the character of the locality and the residential amenities of the occupiers of the adjacent dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the west or east side of the bungalow or roofslopes
5. Ancillary use only
6. The velux windows shown on the approved plans shall be velux rooflights only no cabrio rooflights shall be installed without prior consent from the LPA.
7. Roof lights obscurely glazed on east side and large roof lights serving master bedroom on west side.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 20th February 2024

Authorised by: Peter Barnett Date: 20 February 2024