Expiry Date – 21/3, ppa sought to 29/3

Development Control – Delegated Officer Report

Application Number: AWDM/0090/18 Recommendation – Grant

Site: **21 Beach Green, Shoreham-By-Sea**

Proposal: **Extend single storey rear extension across entire width of property; first floor infill extension to south elevation and increase roof ridge and width to west elevation roof to match the east elevation roof; redesign frontage removing plastic boarding and replacing with cement fibre boarding at upper level, render over existing brickwork at lower level. Move front door to centre of property and remove existing porch and bay. New windows throughout in grey finish**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 27.3.18

Site and Surroundings

This application relates to a double fronted, double gabled house with integral garage on the south side of Beach Green, one house removed from the junction with Beach Road. The asymmetric gables are linked by a narrow flat roof element which includes a staircase. The property has also been extended at the rear with a flat roofed extension. It has a driveway on its east side and a detached rear garage on the boundary with No. 19.

The property is clad in white uPVC at first floor level and brick at ground floor. The house sits on higher ground to the road with car parking in front. The street has a very mixed vernacular. It is not in a conservation area, is not listed and there are no protected trees on the site.

Proposal

Planning permission is sought to replace the ground floor rear extension with a full width ground floor extension to the same depth. This includes replacing a central ground floor room at the rear and adding an en-suite extension above it. The main roof is to be altered and the lower gabled roof replaced and extended to the full height of the higher gable and over the central flat roofed area. The integral garage is to be converted into a habitable room and the main entrance is to be moved to the centre of the north elevation. A second internal staircase is to be removed. The building is to be rendered at ground floor and the upper floor uPVC cladding is to be replaced with fibre cement weatherboarding. All windows are to be replaced in grey with some alterations to the designs.

Relevant Planning History

SU/310/71 – Extension to kitchen. Granted 15.11.71

SU/130/66 – Extension. Granted 17.3.67

SU/316/55 – Detached House. Granted 19.12.55

Consultations

Health: Precautionary contamination condition and PFA informative required.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

Beach Green has a very mixed vernacular both in terms of styles of properties but also in terms of the materials used. No. 25, to the west, is a chalet bungalow on the corner of Beach Green and Beach Road with prominent gables and the upper parts clad in blue weatherboarding. No. 19, to the east, is a more traditional detached inter war house with prominent brick chimneys , tiled bay and timber boarding to its front gable.

The proposed alterations to this house will not radically alter its appearance but will update it in its beach setting. The new higher gabled roof will reflect the original gable detail of the other side. Removing the front (north) bay window and canopied entrance on the east side and centralising the new entrance under a canopy will give the house a crisper appearance.

The use of fibre cement cladding and render is not untypical of recent renovations in the area and synonymous with its beach location. The cladding is to be Marley Cedral wood effect, either code C-05, or C-15, which are slight variations of grey with white painted render at ground floor and grey windows. The entire roof is to be retiled in dark grey smooth concrete tiles.

Neighbour amenity

No. 19, is the other side of the site's drive and its main rear wall lines through with the rear wall of the rear extension to be demolished. It has a conservatory beyond this depth. The single storey rear extension will not be harmful. Other extensions proposed will not be visible from No. 19

The common boundary between the site and No. 25 angles .No. 25 has a garage closest to the common boundary behind which is a pair of French doors in the main side wall of the house which face onto a pergola-covered area of garden to the shared boundary. Above this, No. 25 has a side dormer window. These windows sit opposite and between the existing west side windows of the site at a distance of approximately 6 metres.

The proposed raised roof over the western part of the house maintains the existing eaves height and lifts the ridge height to that of the ridge on the east half of the building, approximately 700mm. The new roof will extend over the central flat roof area leaving a valley between the two gables.

The ground floor room at 25 also receives light and outlook from windows in the front (north) elevation. The bedroom above will be less impacted. With a separation distance of 6 metres and the new roof angling away from No. 25 it is not considered that any significant impact on the light or outlook received at No. 25 will occur. The first floor side windows facing No. 25 are already there. The two new rooflights proposed will face over the garage at 25 and front garden area. No greater overlooking will result.

The ground floor extension proposed is approximately 1.5 metres deeper than the rear wall of No. 25 at a distance of 4-5 metres from the shared boundary. It is acceptable.

At the rear the centralised en-suite extension infills between the two gables and will have little impact.

The rear garden is 14 metres deep with the nearest house at the rear 21 metres away. The increased height of the roof will not affect neighbours in Beach Road.

Otherwise the changes are cosmetic and will update the appearance of this tired looking property to the benefit of local amenity.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Materials as specified

Informative

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. Precautionary contamination
3. PFA

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 28.3.18
Authorised and signed by:	Peter Barnett	Date: 28 March 2018