Development Management – Delegated Officer Report

Application Number: AWDM/0414/23 Recommendation: APPROVE

Site: 15 Winterton Way, Shoreham-By-Sea, West Sussex

Proposal: Proposed hip to gable roof extension to north roofslope, front and rear dormers, gable end roof extension to existing flat roof over garage, front and rear ground floor extension and internal alterations.

Date of Site Visit: 23rd May 2023 and when assessing previous applications.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is on the west side of Winterton Way a single, detached hipped roof bungalow positioned between the rear of two storey properties in Harbour Way (including 17 Winterton Way) and a bungalow to the south in The Marlinespike. It is of brick and tile construction with an integral garage which projects forward with a hipped roof. There is off street parking to the front and a rear enclosed garden.

AWDM/0995/21 sought consent for a raising of the rodge and hip to gable extension to the bungalow with front and rear dormers and front balcony. This application was withdrawn following officer's advice that the application could not be supported. Following this AWDM/0527/22 was submitted a similar application with roof terrace to the rear and two storey front projection. This was also withdrawn following officer's advice that the proposal could not be supported both due to impact upon neighbouring properties and also character and appearance and street scene. Preapplication documents were submitted and it was considered by officers that the impact upon the rear of no. 2 The Marlinespike would be detrimental due to loss of light to the rear bedroom window. A further application was submitted AWDM/1665/22 and subsequently withdrawn following further advice.

The current application comprises a hip to gable extension on the north side and raising of the ridge by 0.9m, with a front and rear flat roof dormer. The dormers have been reduced in width with the south part of the roof remaining as a hip. A rear flat roof replaces the existing rear hipped roof at ground floor. The roof terrace has been removed. The existing hipped roof garage projection at the front is to be increased in height by 1.6m and becomes gable ended. A flat roof extension is proposed at the front to the front hipped roof section. Timber cladding, white render and slate roof

tiles are proposed. Two bedrooms are to be created in the loft space. Accompanying the current application is a Daylight Impact Assessment.

Amended plans have been received which show the rear juliette balcony to the southern side changed to a standard window and some trellis added to the southern boundary. These plans are for consideration here.

Representations: - Original application:

5 objections received from the owner/occupier of nos**.** 64, 66 Harbour Way and 2 The Marlinespike

- The proposed plan is too large for the plot
- Overdevelopment
- Loss of light and privacy
- Double storey development would look directly into our house and garden.
- The height close to the boundary would have considerable impact.
- Concern that no. 68 has not been contacted directly.
- Loss of privacy to our garden area.
- Overlooking to bedroom.
- Height will affect the light in the courtyard.

Amended plans:

4 objections from the owner/occupier of nos. 64, 66 and 68 Harbour Way.

- Objection remains the proposals will have a serious impact
- Impact on light, privacy and sound.
- The fence and trees will reduce light.
- Already a large development and garden is small.

Comments in support received from the owner/occupier of 2 The Marlinspike.

- We have worked with the applicant on the amendment of the window to maintain more privacy in our courtyard and son's bedroom.

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 (July 2021)
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 bungalow give rise to an enlarged building with rooms in the roof, increased ridge height and bulk. The building will have a contemporary appearance with the use of timber cladding, render and slate. Within the context of the street the building would not be out of keeping in terms of design, scale, character and use of materials. The rooms in the roof with dormers, despite the raised ridge, allow the character of the building to be retained as a chalet bungalow. The buildings either side and opposite differ in height and this variation would have no adverse impact.

There are examples close to the site of contemporary development with the use of non traditional materials and flat roof dormers and increased building heights. Within the context of the existing street scene and locality the proposal can be submitted. It is not considered to be overdevelopment, the flat roof additions add to the crisp design and would not be out of keeping here.

Residential amenity

It is acknowledged that this is a constrained site with the short rear gardens of properties in Harbour Way abutting the site to the north and the close proximity of 2 The Marlinspike with limited amenity space to the south. Initially officers were concerned with regards to light to an adjacent bedroom window (at 2 Marlinespike) close to the boundary and that the raising of the ridge and dormer/hip to gable additions would impact on this room to a significant degree. Despite the hip on this side and reduction in dormer width officers retained this view. The current application is accompanied by the Daylight Assessment and concludes that light to this room would be sufficient and therefore this concern is removed. The applicants have also agreed to remove the juliette balcony here and add planting and trellis to meet the concerns of these neighbours. Therefore it is considered on balance that the proposals will not have significant harm upon the occupiers of No.2 Marlinspike.

To the north, the gardens of the properties in Harbour Way (and 17 Winterton Way attached) are short and the side of the application site is clearly visible. The main section of bulk is to the front of the building above the existing front garage projection. This will be seen from the rear of no. 17 Winterton Way beyond their garage building. There will be no overlooking and the loss of light is not considered to be such to warrant a refusal in this case. While an increase in height and bulk, the

roof is hipped away from the boundary with 17 Winterton Way which will help to mitigate its impact. The depth of the garden of No. 17 is approximately 11 metres.

The garden and rear of no. 68 Harbour Way faces directly toward the proposed side gable and rear dormer. Although there will be some impact as a result of the increased height and bulk of the building, it is not considered to be such to warrant a refusal in this case. There are no openings at first floor which will overlook. On balance this relationship is considered acceptable.

No 66 Harbour Way faces towards the rear garden of the application site and again there may be some impact as a result of the increased scale of the building but this is not considered such to warrant a refusal. The previously proposed rear dormer juliette balcony has been removed and replaced with a standard window which faces west over the rear of the application site, so would not directly overlook properties to the north. It would look towards rear gardens to the west and not directly into habitable rooms. Again this relationship is acceptable.

Despite the limited site area and close proximity of adjacent dwellings, this proposal as amended can be supported in this case.

A similar site nearby had consent granted for a bungalow remodelled into a two storey house with mono pitch roof. 19 The Burrells, AWDM/0750/19 which has a similar relationship with properties to the north.

Conditions are attached to limit any openings on either side of the building and the use of the flat roof as a balcony or terrace. Permitted Development Rights have also been removed due to the limited area of the site and close proximity of adjacent dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. No additional windows on the north or south elevation of the building.
5. Removal of permitted development
6. No use of the flat roof as a terrace or balcony.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 20th July 2023

Authorised by: Peter Barnett Date: 26 July 2023