ED63
ELEMENTAL DESIGN

PLANNING STATEMENT

Application to remodel existing bungalow- 80 Crown road, Shoreham By Sea, BN43 5GE

Proposal	Hip to gable roof extension, extend roof frontage to lose existing valley, extend front and rear dormers.
Address	80 Crown road, Shoreham By Sea
Applicant	Mrs Rachel Heath
Agent	Andy Ramus
Date	07-01-2022

Executive Summary
This is a supporting statement in relation to the remodelling of an existing bungalow with front and rear dormers to form a larger first floor living area.
The statement identifies the evolution of the scheme and describes the design approach, in addition to providing material supporting arguments and justifications, demonstrating that the proposal is sound in all respects and concluding that in absence of any public interest and demonstrable harm, the application should be allowed.

1 Site location, description and character of area.
Site location
Urban form, character and design style of the area
Uniformity and non-uniformity of streets
Visual amenity

2 Design approach and evolution of the scheme.
Design approach to current proposal
Current proposal
Future adaptability

3 Impact on the street scene

4 Summary & Conclusion

ED63
ELEMENTAL DESIGN

1 Site location, description and character of area
Site location

1.1 The application site is located at 80 Crown road, which is a residential street running between Middle road and Hammy Lane in Shoreham, comprising predominantly of bungalows. The site is a semi-detached bungalow, located on the bend of Crown road. It features a hip end to the side elevation with a short ridge, with projecting pitch roof at the front north west corner, and flat roof single storey dormers to the front and rear. It is part render, part red brick finish, with white UPVC framed windows.



Figure 1:-80 Crown road

1.2 Shoreham is an urban area on the coast.

1.3 The site's position within the street is detailed in the location plan

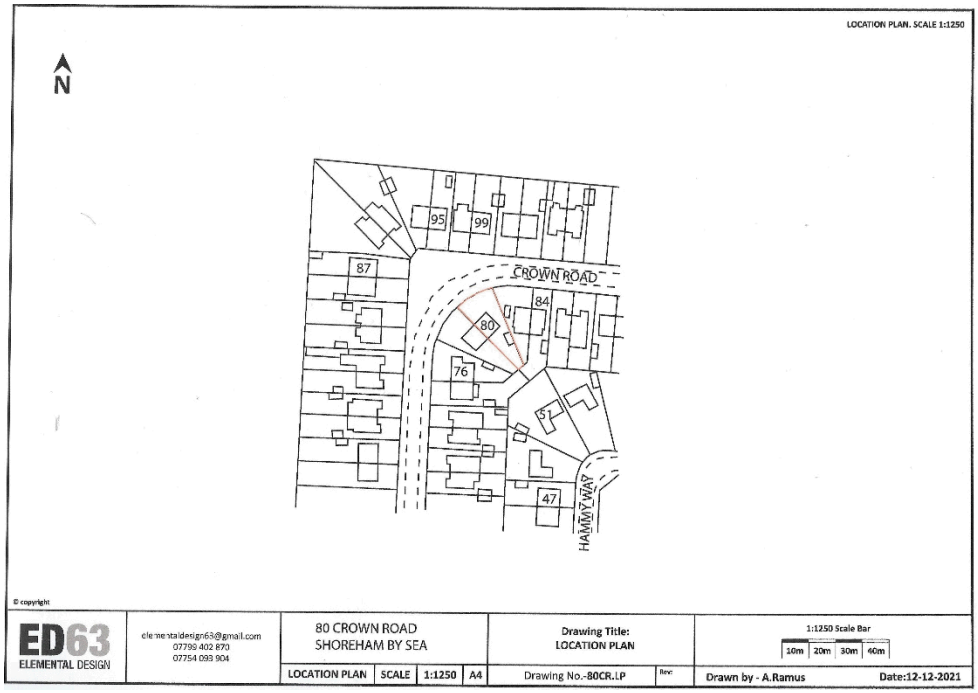


Figure 2:-Site location plan (Not to scale here)

Urban form, character and design style of the area

1.4 There are numerous styles of dwellings within the street scene, with many differing roof frontages and dormers

1.5 This is demonstrated by the images below, which are all located within the Crown road locale.


Figure 3:- 11 Hammy Close, Shoreham


Figure 4:-30 Hammy Close


Figure 5:-119 Crown road, Shoreham



Figure 6:-60 Crown road



Figure 7:-44 Crown road, Shoreham

1.6 The varying styles and scales of the dormers are clearly evidenced in the images above.

Uniformity and non-uniformity of streets

1.7 Variation and non-uniformity are characteristic of the Crown road locality, there is a wide variety of dormer styles and sizes in the vicinity, as shown by the images above.

…….

Visual Amenity

1.8 Although cladding is not a common feature within the street scene, the use of weatherboarding and other types of cladding increasingly make up the character within the wider locale. Dormers are also features which are visible around the application site. This unique material within the context of the simplistic building form and materials will contribute to the eclectic mix of property style and use of materials within this locality.'

2 Design approach and evolution of the scheme

2.1 In order to explore a more appropriate, functional layout with practical spaces not restricted by the roof slope, a decision was made to explore a remodelling of the bungalow, extending the roof to the side to a full gable end, incorporating extended front and rear dormers, clad with composite board, which can be seen variously around the Crown road area to good effect modernising and freshening up the look of the street scene.

2.2 The approach is simplistic, honest and uncomplicated in its design, but with clean finishing and 'contemporary feel', with a roof form and materials that modernise the property. The design does not seek to create a focal point on the street scene, nor does it seek to make a statement.

2.3 The roof extension will improve the look of the property, bringing the dormer extensions in to a cohesive overall design. The current footprint is also retained. The west elevation dormer is set back from the eaves by 1.5m to reduce the impact on the street scene, while the east elevation dormer goes out to the existing roof plate.

2.4 The internal arrangement provides a functional layout, allowing the building to be adaptable and accessible for current and future residents.

2.5 Overall the proposal would allow for a master bedroom at first floor level, a study/small bedroom, and a good sized family bathroom. An accessible GF bedroom would be retained.

Future adaptability

2.6 The Covid-19 pandemic has placed further emphasis on the time spent in the home. The applicant's wish for the proposal to be adaptable for both them and future occupants, should the study/bedroom be required for office / home working use.

2.7 Irrespective of the easing of lockdown, it is expected that employers may dispose of permanent office space and place a greater requirement on flexible / home working.

2.8 Accordingly, we request that the above is considered in the case officer's assessment and the benefits regarding the practical space of the rearrangement to the occupant's requirements are noted.

……

Impact on the street scene

3.0 Consideration should be given to how the building would be viewed from street level. The west elevation dormer is set back from the eaves by 1.5m to reduce the visual impact on the street scene, while the east elevation dormer goes out to the wall plate, as many rear dormers tend to do.

3.1 The main resultant bulk should therefore not be considered excessive within the plot.

3.2 The proposal would retain the existing footprint, build up and alter (improve) the roof form, (especially given that dormers have become such a prevalent addition to so many properties in the area). The roof extension, with composite clad side dormers and gable end, would appear as a coordinated and coherent overall design improvement from the current disjointed collection of dormers, both on this site, and within the immediate locale.

3.3 With the property set so far back from the road, any impact on the street scene would be entirely negligible, and unnoticeable to an untrained eye within the non-uniform surrounding properties.

Planning Principle

3.4 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.

3.5 There are numerous examples of varying dormers throughout the immediate vicinity, and this is characteristic of the area. There are also many properties in the area with alternately clad dormers at both front, rear, and sides. (see images previous)

4 Summary & Conclusion

4.1 Summarising, we feel that the remodelled dwelling would relate well to the Crown road area, allowing the family to maximise the potential of the existing dwelling without detriment to the immediate locality and wider street scene.

4.2 We do not believe the appearance would be harmful to the street-scene. Notwithstanding our viewpoint, we do not believe that any alleged harm would in itself justify a reason for refusal.

4.3 The alleged impact should be balanced against the positive attributes of the development which optimises the potential of the site, contributes to improved housing stock, and, is appropriate to the established residential location.

4.4 With good access to local facilities and local transport, the proposal also promotes adaptability, with suitable standards of amenity for existing and future users.

4.5 In summary, we would ask that the case officer considers the following;
. *The proposal would optimise the potential of the site.*
. *The proposal provides a residential development at an appropriate density.*
. *The scheme would contribute to improved housing stock.*
. *The proposal has been designed with respect to the host building and would not harm the visual amenity of the area.*

. Would provide a functional layout with flexible spaces suitable for either bedrooms or home working.

4.6 In conclusion, the proposal presents clear planning merits that should be recognised and given positive weight. When balanced against all other material considerations, the cumulative, positive planning benefit of the proposal is of a sufficient level to confidently justify a positive decision, even if it were alleged there was some level of visual harm (which, for the avoidance of doubt we do not agree there would be).

4.7 Any alleged harm is clearly outweighed by the provision of a scheme that represents sustainable development and will meet the needs of the applicants.

4.8 Respectfully, we request the application is allowed.