Development Management - Delegated Officer Report

Application Number: AWDM/0381/14 Recommendation – Approve

Site: 31 Riverside Road, Shoreham-By-Sea
West Sussex, BN43 5RB

Proposal: Rear extension and roof alterations to form first floor comprising raising the ridge height, hip to gable extensions at front and rear, side dormers and rear balcony.

Date of site visit: 8 April 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hipped roof bungalow on the north side of Riverside Road, backing onto the River Adur. It has been enlarged at the rear with of 2 hipped roof extensions, the easternmost of which projects further out.

The application proposes raising the ridge of the bungalow by 1.5m to 7m and extending the roof to form gable ends at the front and rear, incorporating a 2.1m deep extension at the rear on the west side, bringing it in line with the easternmost existing extension, to 'square off' the building. Triangular-shaped dormer windows and new rooflights are proposed in both sides of the extended roof with glazing in the gable ends. At the rear, a central balcony is proposed, to be supported on posts.

The site sits adjacent to a slipway to the east with two storey dwellings beyond. To the west, there is a line of hip roofed bungalows with front projections. The application property is a different style of bungalow with no front projection.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
Assessment of Saved Policies (ADC 2013)
National Planning Policy Framework (CLG 2012)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The proposal comprises upgrading of 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

The increase in ridge height and formation of front gable would result in a different form to that typically found along this part of the road. However, there are gables directly opposite, although these are at ground floor only. The application building is different in style from those bungalows further west and its alteration in this manner would not intrude visually due to it not being in the middle of a line of similar properties and by it being adjacent to a larger two storey property. The proposed extension would therefore form a transition from the 2 storey houses to the bungalows, retaining low eaves but increasing in bulk at first floor/roof level.

No. 25 Riverside Road to the west sits within the line of similar bungalows and was refused permission for a raising of the ridge and front and rear dormers (AWDM/0302/12) with a subsequent appeal dismissed. The Inspector agreed with the Council that in that case the site formed one of five adjacent bungalows which formed a harmonious group and to extend it in the manner proposed would be harmful to the streetscene. It is considered that the current application is sufficiently different to enable it to be assessed differently.

Residential amenity

The increased ridge, rear extension, dormers, rooflights and balcony all have the potential to affect the residential amenities of the adjacent dwellings. To the east, the two storey house at No. 33 is separated from the site by the slipway, ensuring a distance of approximately 3m between side walls. No.33 has a large side window at first floor and an obscure glazed window at ground floor. However, the extension will continue to have low eaves as existing and the roof will pitch away from No.33. Light loss is not considered to be harmful therefore.

The side dormer will serve a WC and can be required to be obscure glazed by condition to prevent a loss of privacy. The rooflights are clear glazed but the

bottom of the rooflights will be 1.8m above the floor level of the room in which they are to be installed and will not offer opportunities for overlooking.

To the west, No.29 is a bungalow with no openings on the side facing the extension. At the rear, there is a bay window close to the boundary which will lose some light and outlook as a result of the proposed rear extension and higher roofline. However, the existing eaves height will not be raised and, while the eaves height is higher than that at No.29 currently, a 4 5 degree line measured from the midpoint of the bay window demonstrates that light loss will not be harmful. The roof will pitch away and will help to reduce bulk on the boundary with No.31.

As with the eastern roofslope, the proposed dormer window can be required to be obscure glazed and the rooflights are 1.8m above room floor level.

The proposed rear balcony will be centrally positioned, ensuring it is not close to the boundary. However, it will introduce a feature which is not found on other properties in the vicinity and could result in some loss of privacy. Low glazed screens are shown on the submitted plans (1m high) and it is considered that obscure glazed privacy screens 1.7m high are necessary to either side of the balcony to protect the privacy of both neighbours. Amended plans have been received including such screens.

Flood Risk

The site lies within an area of flood risk. The applicants have confirmed that floor levels will be no lower than existing. There is a drop in ground level at the back of the property which will necessitate the finished floor level being 1.2m above the ground level, as existing, thereby minimising the risk of flood damage.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling
3. Obscure glaze side dormer windows
4. Balcony screen to be provided prior to use
5. To be constructed in accordance with FRA
6. Approved plans

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

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.

Case Officer: Peter Barnett Date: 29 April 2014

Authorised by: Gary Peck Date: 29 April 2014