Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0987/23

Site: **51 Riverside Road, Shoreham**

Proposal: **Demolition of existing front extension, retention of existing single storey elements with remodelling throughout, two story flat roofed first floor extension (with raised roof height) at the rear, roof terrace at first floor North elevation, raised decking with balustrade**

Date of site visit: 9 August 2023

Neighbours checked: Y

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the north side of Riverside Road. It has a front extension which brings the property closer to the road than its immediate neighbours. The rear garden backs onto the River Adur and there is a large outbuilding plus jetty/slipway connected to the site.

Permission is sought to demolish the existing front extension and replace it with a slightly smaller flat roofed extension. At the rear a two storey flat roofed extension is proposed with first floor rear balcony. Raised decking is also proposed to the east side and rear. The extensions will be timber clad while the existing bungalow, which is to be retained between the two new extensions, is to be metal clad, giving the property a contemporary appearance

Relevant site history

None relevant on the site.

Permission granted at 55 Riverside Road for demolition of existing conservatory and lean-to and construction of two storey rear extension and balcony. Increase in ridge height by 300mm. Proposed porch to front elevation. Single storey extension to side (to replace existing garage) – AWDM/0145/16

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 36
'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

Visual amenity

The character of the streetscene is mixed with variation in roof heights and design. To the west there is a chalet bungalow with steeply pitched roof and large side dormer and the proposed rear extension will sit below the height of that property's ridge. The front extension replaces the existing and does not project as far to the front. It is subservient in scale.

The rear extension would result in an overtly 2 storey appearance to the rear of the building whilst retaining the general character of the bungalow for the front elevation. A similar type of extension has been constructed at No.55 to the east but in that case the two storey element is not clearly visible from the street. In this case the two storey extension will project beyond the side roofslope and will be clearly visible, resulting in an unusual, hybrid form of appearance, contrasting between the existing hipped roof form of the existing building and the modern extension at the rear. The rear extension is set back from the street though and it would not be unduly dominant. The contemporary form and use of materials throughout will help to create a more cohesive design however, and this modern addition will not look unduly out of place within this area where contemporary two storey development is slowly being introduced, including at No. 55 and No.30 further west on the other side of the road.

In light of the mixed character and lack of harm, it is considered that the design approach can be supported.

Residential amenity

The neighbouring bungalow (No.53) to the east has a blank gable wall facing the site and a gap of 8.5m would be retained between the rear extension and that property. A large east facing side window is proposed which would have clear views across the rear garden of No. 53. The applicants have agreed to obscure glaze this. The proposed raised decking areas are at the side and rear but will not cause a loss of amenity due to the blank side wall and boundary fencing at No.53.

To the west, No. 49 is a chalet bungalow with side dormer. The application property sits further back in its plot than No. 49. The rear extension is positioned so as not to obstruct light or outlook to that dormer. There is a ground floor side window towards the rear of No.49 and a rear conservatory, which might lose some light. However, there is a gap of about 2m to the boundary which will help to provide some relief from the proposal. Furthermore, the massing of the extension is reduced at first floor level by the introduction of a balcony on the NW corner. An obscure glazed screen, 1.8m high, will protect privacy to No.49. A side window is shown as being high level

which will also maintain privacy. Another side window replaces an existing in a similar position and it is not considered that it will cause any increased overlooking than currently exists.

Overall, the proposal is not considered to result in harm to neighbouring occupiers.

Flood Risk

The site lies partially within flood risk zone 2 and 3b. The applicant has met the Environment Agency's requirement in confirming that floor levels will be set no lower than that of the existing dwelling.

Sustainability

A PV array is proposed for the flat roof of the front extension and an ASHP is also proposed.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials as specified
4. Balcony screen
5. Obscure glaze east side first floor window

Informative

1. 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. PFA

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

Case Officer: Peter Barnett Date: 1 September 2023

Authorised by: Gary Peck Date: 1 September 2023