EXPIRES 08·04·10

Development Control – Delegated Officer Report

Application Number: ADC/0038/10 **Recommendation** – APPROVE

Site: **227 Harbour Way, Shoreham-by-Sea, West Sussex, BN43 5HZ**

Proposal: **Ground-floor extension on north side (including integral double garage) with bedroom and roof terrace above and new gabled roofs with higher ridge line (to provide further bedroom and bathroom) and rear balcony.**

The Application

The application relates to a detached bungalow located on the east side of the street within the built up area of Shoreham Beach. The surrounding Shoreham Beach area is generally comprised of an eclectic mix of properties varying in style, design and scale. Opposite are terraced three storey properties whilst the bungalow itself sits within four similar in design.

Permission is sought to raise the ridge of the existing roof to 5.9m, to demolish the existing detached garage and car-port, and erect a single-storey north side extension with pitched roof. The increase in roof height would be 1m to match the increased height of the neighbouring bungalow at No.229. The extensions would allow for the rearrangement of the internal rooms so that the bungalow would have two further bedrooms and a bathroom each with a rear facing balcony, in the roof space, whilst downstairs the accommodation would be increased in size with the addition of a north side kitchen extension, enabling the increase in size of living accommodation. Two bedrooms and a bathroom would remain at ground floor level.

The application bungalow is within a row of four almost identical bungalows. It is relatively modest in size being 84sqm in area (three bedrooms), with a shallow pitched roof with front and rear gables, an original flat roof garage to the south, and a detached flat roof garage and carport to the north. The neighbour to the south (No.229) has recently had permission granted for a loft conversion including the raising of the roof ridge by 1m to allow for the loft to be used for habitable accommodation (ADC/0324/08).

Consultations and Representations

Third Parties: No objections received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising:

Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general and accord with the Council's DC standards.

The Council's Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that the most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.

Visual amenity
Parts of Shoreham Beach have an eclectic mix of dwellings varying greatly in height, scale, and design. A considerable degree of remodelling of dwellings to the personal preferences of the owners, fundamentally changing the appearance and character of those dwellings, has been allowed to take place, especially recently, thereby adding to the overall mix. The proposals in this case represent a change in the overall cosmetic appearance of the whole bungalow, with an increase in the overall size due to the raising of the main ridge, and the addition of the north side extension. The addition of rendered extensions, and entrance porch (not subject to planning permission) would modernise the overall appearance without detracting particularly from the character of the original house, or row of four bungalows.

The proposed side extension would have the most impact on the visual amenity of the street scene as it would project some distance above the existing car port and garage which occupy the same position. Currently the garage and car port are flat roofed and aligned with the front bay of the dwelling, and their appearance is not sympathetic to that of the bungalow. They are 5.4m wide, by 6.6m in depth. The proposed side extension as originally submitted would have been located flush with the front of the existing main bungalow and would have had a north side gable, with ridged roof the same height as the extended main roof. It would have stepped out in line with the site boundary by 0.2m. It was considered that the side extension would have been too prominent in siting and would have overpowered the dwelling. In addition it was considered that the proposed north side roof terrace would have resulted in a loss of privacy to the adjacent dwelling (No.225).

In light of these comments the applicant's agent has now amended the application so that the extension has been set back a further 0.3m, making the front of the garage now 1m further back from the position of the existing

garage and carport. In addition the ridge of the roof has been reduced in height by 0.3m further reducing the length of the ridge by 0.37m. The extension also now allows for a gap to the boundary of 1m – 1.3m. As a consequence of the amendments it is considered that, on balance, the side extension would no longer be so dominate in comparison to the bungalow that it would detract from the amenity of the area. The roof of the extension would still have high ridge however given the extension will now be set back with the ridge set down, it would be a visual improvement on the existing carport and garage arrangement.

Residential amenity

The proposed north side extension would be located directly adjacent to the double garage of the property to the north (No.225). The gable as amended would be 7.6m wide at its base and would align to the rear of the neighbours garage. Given the screening that this garage would provide and the retention of a 1m – 1.3m passageway between the sites it is considered that the side extension would not result in an unacceptable level of overshadowing or an overbearing effect.

The north side balcony has been removed from the proposals and would now be limited to a Juliette balcony recessed within the rear facing dormer. It would not result in any overlooking of the rooms in the side of No.225 and their privacy would be retained.

The proposed balcony located to the rear of the additional bedroom in the roof of the bungalow would be modest in size, 4.2m wide, by only 1.1m in depth, and it would have mutual overlooking of the garden of No.229, which also has a rear balcony with low level obscured glass screening 1m high. To the east views would be directly over Shoreham Sailing Club, and their would be no immediate impact. Views to the north from this balcony would obliquely be towards the rearmost part of the garden of No.225 and there would be no overlooking of the side bedroom that was a concern of the former north side balcony. It is however considered that details of the type of balustrade should be subject to prior confirmation.

Flood risk

The dwelling sits within Flood Zone 3 where the Environment Agency Standing Advice applies. The applicant has submitted details that the proposed floor levels would be no lower that the existing dwelling, and that the extensions would be built with flood proof construction methods.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci

2. C12Eii
3. C12Ai (amended)
   ....for the external garage doors and rear balcony balustrade have been submitted ...etc
4. The development hereby permitted shall be carried out in accordance with the approved FRA dated received 07 April 2010.
   Reason: *To reduce the risk of flooding to the proposed development and future occupants, and to comply with PPS25 and policy NRM4 of the South East Plan.*
5. The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed roof plan (10) 205; Proposed floor plans (10) 204; Proposed elevations (10) 203, date stamped received 07 April 2010.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer [redacted]
Date: 07-04-10 23/7/14