Development Management - Delegated Officer Report

Application Number: AWDM/0208/21 Recommendation – APPROVE

Site: 381 Upper Shoreham Road, Shoreham-By-Sea, West Sussex

Proposal: First floor extension to form two storey dwelling with rooms in the roof new part hipped roof with roof lights to front and rear single storey rear extension

Date of site visit: 22nd March 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a chalet bungalow on the south side of Upper Shoreham Road, it has three bedrooms, a front and rear dormer and a flat roof garage attached to the side.

Consent is sought to add a first floor extension to the bungalow with a barn hipped crown roof with rooms in the roof to form a 5 bedroom house. Front bays are proposed with roof lights to the front and rear and a rear single storey flat roof extension 6 metres in depth. Amended plans have been received showing a reduction in the maximum building height, as amended the height increase from the existing ridge is 0.9 metres. A photomontage has been submitted which shows the building relative to the adjacent dwellings. A revised location plan has also been submitted correcting land ownership.

The footprint of the building remains the same other than the front bays and the rear single storey extension. The side garage is to remain.

The building is to be finished in white render with Siberian Larch timber cladding with clay tiles to match existing. White uPVC windows and doors are proposed.

Representations

Representations received from the owner/occupiers of no. 379 Upper Shoreham Road and 100 Greenacres the following comments have been made: -

- Land to rear of site is now owned by 100 Greenacres.
- A huge extension to what was a lovely bungalow to match the neighbouring one at 379 although we cannot change this we would like a restriction regarding any further buildings i.e. building on top of the proposed rear 6 metre extension or any other add-ons.
- There should be a Construction Management Plan contractors have already blocked access.

- No Design Statement with the application - this property and No. 379 were built as a matching pair divided by their adjoining garages, a unique design. The design for no 381 is somewhat overwhelming in height compared to all properties to the east of it.
- Renovation with an extension would preserve the intentions of the original architect.
- Any windows on the eastern elevation should be of diffused glass if they should impinge on the privacy of no. 379.
- If the application is approved there should be constraints to the effect that the ground floor extension can never be converted in the future to a two or three storey build or used as a balcony or terrace.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading 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

When viewed within the street scene the scale and character of the existing bungalow will be altered significantly. There will be increased height and bulk and the use of materials and design of the building will represent a new building which will be clearly visible within the street scene and differing in appearance. It is however considered that the change in principle from a bungalow to a dwelling house and the change to the building appearance and materials is acceptable here. Although the application site and the adjacent bungalow were built together as a matching pair there is much variation within the street as a whole and directly adjacent and opposite the site. Properties have been altered and extended and many were built originally differing in scale and design from their neighbours. Most recently, No. 404 has been altered from a chalet bungalow to a large two storey house (AWDM/0200/20).

It is considered that the height increase of 0.9 metres above the existing bungalow ridge can be supported here. Although it will be higher than the dwellings directly either side it is similar to other two storey dwellings within close proximity. It will contribute towards the mixture of building style and scale in the street. It should be noted that the height increase is slightly more to the rear due to a drop in ground levels, however this does not adversely affect visual amenity in this case. The

lowering of the ridge height from that originally proposed has resulted in a crown roof (a central flat roof element). However, it should not be visible from the street.

Residential amenity

The proposed development will be visible from properties opposite, either side and to the rear of the site. The proposed development will not impact upon the amenities of the occupiers opposite the site, no greater overlooking will occur than existing. To the rear properties in Greenacres are well in excess of 22 metres from the rear of the proposed extended building therefore no loss of privacy will result which would warrant a refusal.

To the east is the matching bungalow no. 379. There is separation between the buildings as a result of the existing side garage which will remain and the matching garage at the neighbouring property. There is a rear conservatory adjacent with a solid side wall. It is not considered that the proposed extension at a depth of 6 metres will have any adverse impact upon the adjacent occupiers at no. 379. The spacing between the properties and solid side elevation adjacent limit any loss of light or overbearing impact. A window is proposed in the side elevation of the extension however this is to be obscurely glazed and high level opening only.

To the west is a two storey property tile hung at first floor, there is a 1 metre gap to the boundary with this property and this space will remain. This dwelling projects further to the rear than the existing bungalow at the application site. This combined with the set in of 1 metre will allow the proposed rear extension to have a limited impact upon light and out look to the rear of the neighbouring property, the properties also have south facing rear gardens. This depth therefore on balance can be supported.

There is concern with regards to the rear Juliette balcony and any potential there may be to access the flat roof as a terrace or balcony. This is not the intention of the applicant and a condition has been attached to ensure that this is restricted for the future to protect the amenities of the adjacent dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on drawings
4. No additional windows on the east or west elevations of the building.
5. Hours of work
6. CMP
7. Removal of permitted development rights
8. Side windows obscurely glazed and high level opening only
9. No additional windows on east or west side.
10. No use of flat roof as roof terrace

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 20th April 2021

Authorised by: Peter Barnett Date: 20 April 2021