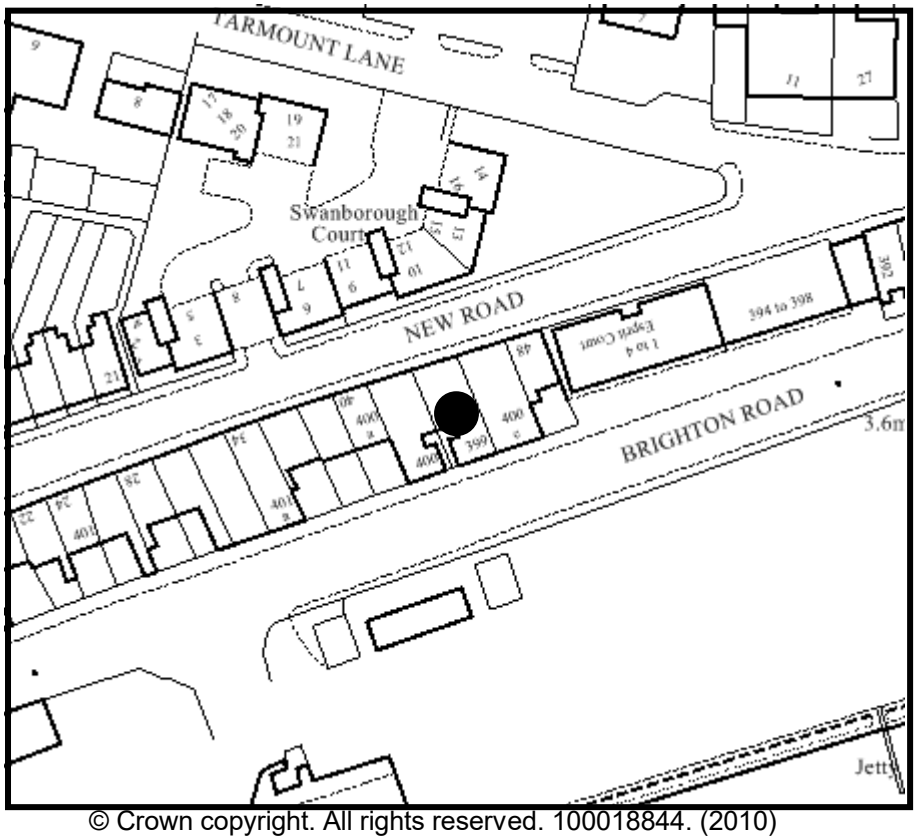
Application Number: ADC/0083/10 Recommendation - APPROVE

Site: 44 New Road, Shoreham-by-Sea BN43 6RA

Proposal: Renovation and remodelling of house, including new roof terrace and dormer on south elevation (with existing pitched roof removed from rear projection) plus new gates/garage door facing Brighton Road and other alterations



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The Application

The application property is a mid-terrace house with frontages to both New Road and Brighton Road which are on different levels. Its front entrance door is in New Road but, on the storey beneath (lower groundfloor/basement), it has a narrow garage door and rear pedestrian archway onto the A259. Facing the latter is a three-storey projection with shallow pitched roof plus a single-storey flat-roofed section on its west side with a roof terrace. There are single small pitch-roofed dormers on both front and rear roof slopes of the main house. The house has 4 floor levels (including the room in the roof).

The house has fallen into disrepair and it is proposed to refurbish it and to re-order the layout but keeping it as a single house with four bedrooms. There was a previous permission (SU/28/05) to convert it to 3 flats which was never implemented and has lapsed but the adjoining houses on both sides have been converted into flats.

At the lower groundfloor/basement level, it is proposed to use the space as a study, library and gym with the existing garage retained and a new automated wider garage door installed. Existing redundant stairs off the archway in Brighton Road are to be removed and replaced with a new utility room. A new timber gate is proposed in the existing archway.

At the main groundfloor level, on the west side elevation of the three-storey rear projection, an existing door (onto the existing firstfloor roof terrace as viewed from the A259) and two windows are to be removed and replaced with four panel double-glazed timber doors. The existing roof terrace is to be lowered by 0.2m following the removal of the redundant steps below.

On the top floor, it is proposed to remove the slate roof from the existing three-storey projection and replace it with a roof terrace. Associated with this is a proposed narrow flat-roofed dormer on the main rear roofslope which would have double-glazed French doors leading onto the proposed terrace. The existing side wall of the house will be extended by 1.1m on the west side of the terrace to improve privacy while on the south elevation there will be a 1.1m high glazed balustrade.

Also proposed is a new rooflight on the front roof slope and the existing UPVC windows are to be refurbished. Solar panels are proposed for the south-facing rear roof slope.

Consultations and Representations

West Sussex County Council: The County Transport Planning Officer has no objection as no material changes are proposed to the access arrangements. The new enlarged garage door will not open over the highway and the proposal is unlikely to increase vehicular movements.

The Conservation Architect considers that, in design terms, the scheme is acceptable in this location within the Conservation Area. He considers that the existing slate roof on the rear projection is not critical to the roofscape and that its replacement with a roof terrace with south-facing glazed parapet would not cause detraction. He notes that the proposal would potentially have an overlooking effect on the property to the west.

Adur District Council: The Environmental Health Officer has no objections. He states that the existing house is affected by traffic noise from Brighton Road and the proposed upgrades to the glazing will help reduce noise. However, the sound insulation benefits of double glazing will be lost when windows are opened for ventilation. For newbuild properties in similar positions, EHOs normally request a forced air ventilation system thus allowing ventilation without the need for opening windows. However, as this is an existing property, he only offers advice so that the applicants can consider mitigating the impact of traffic noise as part of their improvements.

Adur District Conservation Advisory Group: In view of the neighbouring property having a similar roof terrace to provide garden space in place of its original pitched roof, plus existing alterations, consider the proposal should be deemed acceptable in this case.

Third Parties: 4 letters/emails have been received. 3 are from the residents of Flat 3 at No.42 New Road and Flat A at No.46 New Road plus from the Freehold owners of No.46 (who are also owners of Flats B & C). They object on the following grounds:-

- Loss of privacy from proposed roof terrace towards neighbouring terrace and lounge window of No.42 (Flat 3);
- Increased disruption on New Road and Brighton Road as a result of the the scale of the works proposed;
- Disruption and noise caused by the scale of the works and the terraced nature of the buildings with party walls, as occupiers of Flat 3, 42 New Road occasionally work on a night shift involving needing to sleep at 8am;
- Request that proposed garage door has a quiet mechanism and the garage itself is soundproofed as bedroom of Flat 46A is adjacent to the garage at No.44;
- Pleased with any work that will improve the building's appearance but question whether the proposed south-facing windows will be in keeping or would look odd with those of No.46.

The other is an email from the resident of 27 New Road who states that refuse disposal in New Road is becoming a problem with many bins now left along the pavement in New Road and emptied from that side. Refuse should be collected from the A259 side, as in the past.
(NB. the resident of Flat 3, 42 New Road has requested to speak at the Committee meeting)

Relevant Planning Policies and Guidance

The South East Plan (GOSE 2009): BE6
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7
Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS5 'Planning for the Historic Environment' (DCLG 2010)

Planning Assessment

Policies

Local Plan policy AB4 reflects the statutory duty contained in the legislation of paying special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. AB4 requires new development (including extensions and alterations) within Conservation Areas to be of a high standard of design and construction materials such as to preserve or enhance the character and appearance of the area.

Policy AH7 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. The proportion of the garden area taken up by a proposal should not be excessive.

PPS5 states that local planning authorities should take into account the desirability of new development making a positive contribution to the character and local

distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use.

The South East Plan policy BE6 states that policies should be adopted and sensitive proposals supported which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local distinctiveness and sense of place.

Visual amenity

The removal of an existing pitched slate roof and its replacement by a roof terrace would not normally be considered acceptable, least of all in a Conservation Area. However, in the particular instance of this case, it is considered, on balance, that the appearance would be satisfactory. There are two other examples of rear roof terraces at this height in this row of buildings which back onto the A259 and face over the road towards the river. These are at No.32 and at No.42 both of which have railings. There are also a considerable number of large box-like dormers with balconies and railings. Consequently, roof terraces, balconies and railings have become part of the character of this particular stretch.

Whilst the further erosion of the original character of the buildings is a concern, in this instance there are other factors to take into account. This is because the existing pitched roof proposed to be removed from the three-storey rear wing of No.44 is not particularly visible, having only a low angle of pitch, and, moreover, is only pitched on its south and west sides. From the west, it is largely shielded by the rear roof terrace of No.42 and, from the east, it has just a vertical wall which is partly shielded by the slightly lower slate roof on the rear projection of No.46. The removal of this pitched roof at the rear of No.46 to create a roof terrace and add a large dormer was refused in 1991 on grounds that they would not comply with the policy requiring preservation or enhancement of the character and appearance of the Conservation Area (SU/113/91). The slate roof projecting from the rear of No.46 is very prominent when approaching from the east along the A259, as it projects much closer to the road than the adjacent modern flats above Frosts car showroom, and consequently is not directly comparable with the present proposal related to No.44.

As compared to No.42, the present proposal would provide a more contemporary and attractive design with a rendered parapet wall and glazed balustrade served by French doors within a modestly-sized dormer. By contrast, No.42 has a very large, box-like and insensitive dormer. There is no objection to the present proposal from either the County Conservation Architect or from the Adur Conservation Advisory Group.

The other changes are all relatively minor in nature and will cumulatively enhance the character and appearance of the building. The proposed garage door will be constructed of timber to have a more traditional appearance as will the proposed gate in the existing archway on the south elevation. The proposed works are considered to improve the appearance of the building and will enhance the character and appearance of the Conservation Area.

The existing UPVC windows are not going to be replaced as part of this application and will remain as openings which are not seen as particularly attractive in the Conservation Area. However, the applicants have stated that they are hoping to replace the windows in a more traditional style when costs allow in the future. The comments of the Environmental Health Officer with regard to the noise insulation properties of windows are noted but as this application does not propose any new

windows and relates to an existing dwelling there is no requirement for traffic noise attenuation measures.

Residential amenity

The main concern is the potential for overlooking which will arise from the new roof terrace, in particular towards the roof terrace at No.42 and into the south facing rooms of Flat 3 in that building, one of which has a small balcony.

The proposal is to construct a 1.1m high parapet wall along the western edge of the new terrace to reduce overlooking when people on the terrace are seated. However, at 1.1m this will not prevent overlooking from standing persons. To raise the wall higher would result in an awkward clash with the eaves of the main roof. It will therefore be possible to look across at the roof terrace at No.42 and back towards the windows in Flat 3. On balance, however, this overlooking is considered to be acceptable as there is already overlooking of the adjacent terrace from the existing dormer in the roof of No.44, while the rear windows and balcony of Flat 3 are already overlooked from the roof terrace at No.42, as well as from existing windows in the west elevation of No.44 at first floor and vice versa. The additional loss of privacy that will arise from this development is therefore not considered to be so serious as to warrant refusal of the application.

The other comments received from adjoining residents and owners relate to noise from the garage door and the wish to have the garage insulated to protect the bedroom in the adjoining flat at No.46. The proposed new garage door is shown to be automated and the mechanism does have the potential to create noise. It is considered reasonable given the proximity of the adjoining bedroom to require details of the expected noise from the door mechanism to be supplied prior to its installation. The provision of noise insulation in the garage is however not considered to be reasonable as the garage is existing.

Other matters

Other concerns relating to noise and disruption caused by the renovation works themselves are noted but, while there will inevitably be some disturbance during the works, this is not a reason to refuse planning permission and it is dealt with by other legislation. Refuse collection arrangements will be unaltered and are not for consideration as part of this application.

Access and parking

The proposal will not result in any change to the status of the building as a single dwellinghouse and will maintain the existing parking space within the garage. The widening of the existing very narrow garage door is necessary to enable access by a typical modern car. There is no highway objection.

Recommendation

APPROVE for reason that:-

The proposed development would preserve or enhance the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB4, AH7) and PPS5.

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. No development shall take place until detailed drawings of the proposed glass balustrade, new dormer and timber gate have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.
4. No development shall take place until final details of the design of the proposed garage door together with details of the noise level from the proposed opening mechanism have been submitted to and agreed in writing by the local planning authority. The garage door and opening mechanism shall thereafter be installed and operated in accordance with the approved details.
5. No development shall take place until details of the size, design and position of the proposed solar panels have been submitted to and approved in writing by the local planning authority. The solar panels shall thereafter be installed in accordance with the approved details.
6. The development hereby permitted shall be carried out in accordance with the following approved plans date stamped received 16 March 2010:-
   Site/Location Plan (drawing NR-01)
   Proposed Lower Ground Floor Plan (drawing NR-10)
   Proposed Ground Floor Plan (drawing NR-11)
   Proposed First Floor Plan (drawing NR-12)
   Proposed Roof Space Plan & Terrace (drawing NR-13)
   Proposed North Elevation (drawing NR-15)
   and Alternative roof terrace balustrade (proposed south and west elevations) (drawing SK01) date stamped received 22 April 2010

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