The Appeal Site and Application

The Appeal site consists of a three bedroom end of terrace dwelling standing on the northern perimeter of Shoreham Beach in a development of similar properties constructed in the 1970's. The site stands on level ground and is bounded, to the north, by open ground adjacent to the A259 coastal route.

The proposals, submitted to Adur District Council, were for the erection of a two storey side extension to provide an enlarged bedroom with en-suite facilities on the first floor and a ground floor extension to enlarge the existing kitchen and to provide an integral garage (to replace the existing garage presently detached from the dwelling) together with a replacement front porch.

The application was refused Planning Permission on the grounds that, by reason of its scale, form and projection forward would not achieve a good standard of design and the resultant ill-proportioned, visually obtrusive and unsympathetic external appearance of the extension would detract from the architectural form of the existing dwelling and adjoining terrace.

Grounds of Appeal

In the formulation and preparation of these proposals, consideration was given to the site location, orientation, prevailing designs, Planning Precedent and the existing street scene. The appeal property forms the end of a terrace of staggered properties some 35m long. A terrace which, by its very nature, contains a significant degree of visual articulation. The appeal property itself presently has a small flat roofed porch and it is evident that several existing properties in the vicinity have been the subject of front porch additions of varying design styles but mainly incorporating mono-pitched roof elements. Whilst it is accepted that some of these additions may have been erected as 'Permitted Development' they now from a significant element within the street scene. Indeed, the proposed porch element on the submitted proposals could easily (with a small adjustment to the roof pitch) be considered as 'Permitted Development' and therefore the principle of a mono-pitch front addition would be established. Of particular significance within the street scene is the existing two storey extension at No 1 Fishermans Walk which would naturally have been the subject of a Planning Permission. This approved extension contains a similar element of front mono-pitch canopy design to that which is proposed on the appeal site and, as a result, we would contend that the submitted proposals are not 'visually obtrusive and unsympathetic' as claimed.

With regards to the proportions of the extension we would contend that the proposals add only a small percentage to the overall terrace length and, being end of terrace, would not benefit by being set back from the façade to from a 'subservient' addition. Consequently, the roof profile and overall proportions are entirely compatible with the existing street scene and, due to the orientation of the site, will not raise any new issues in respect of overshadowing.

The footprint of the proposed extension sits on the existing concrete driveway serving the rear garage. This area has no amenity value due to its location being adjacent to the busy coast road. The submitted proposals will facilitate the removal of the existing rear garage resulting in improve secure amenity space for this family home.

In conclusion we would submit that the proposals follow the design style of the existing development in proportion and scale and, as a direct result, will be neither obtrusive or unsympathetic when viewed within the street scene. The scheme raises no new issues in terms of overlooking, overshadowing or overdevelopment and, as such, meets the objectives of the Adur Local Plan.

It is for these reasons that we respectfully submit this appeal.