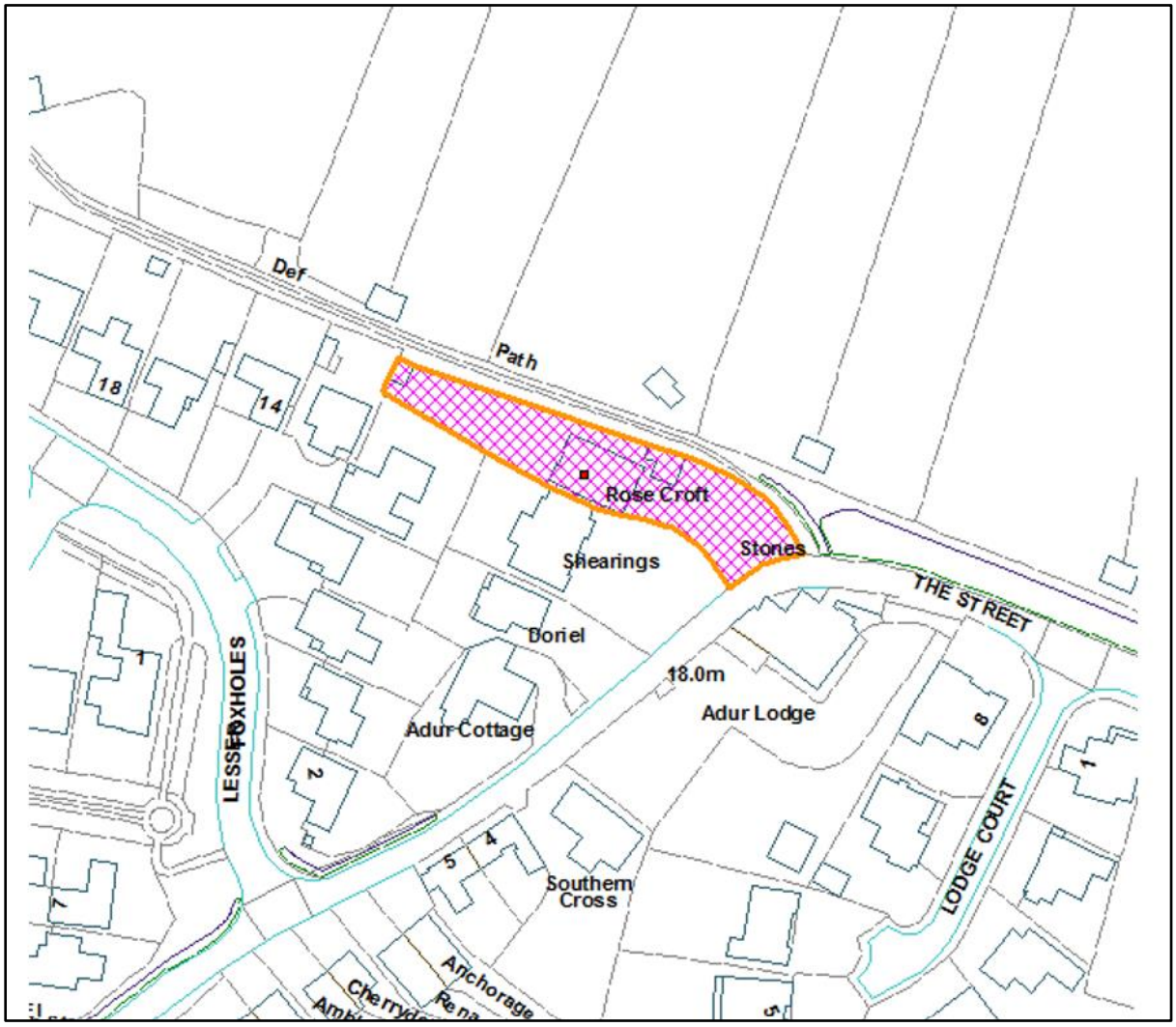
Application Number:	**AWDM/0128/23**	**Recommendation - APPROVE**
Site:	**Rosecroft, The Street, Shoreham-by-sea**	
Proposal:	**Raising of the roof ridge height and remodelling of bungalow to form a two storey pitched roof dwelling, with raised patio to rear**	
Applicant:	Mr and Mrs Smith	Ward: St Nicolas
Agent:	Mr Leonardo Farrauto - BPM	
Case Officer:	Peter Barnett	



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Proposal, Site and Surroundings

The application relates to a detached bungalow at the northern end of The Street, within the Old Shoreham Conservation Area. It sits adjacent to the built up area boundary with fields rising to the Downs to the north. The Grade II listed Adur Lodge and its listed tall flint wall lie opposite the site to the south east. To the south is Shearings, a chalet bungalow with rooms in the roof, while to the south west is 10 Lesser Foxholes, a two storey dwelling which is offset and does not lie directly to the rear. The rear garden of Rosecroft runs along the northern boundary of 10 Lesser Foxholes.

Rosecroft sits back from the road at the top of the rising street. It has a large flat roofed extension at the front with a false pitched roof around its edge.

It is proposed to extend and remodel the bungalow to form a two storey dwelling. The new first floor would be built over the existing bungalow and the extension at the front to form a two storey building of 16m length from front to rear. It would have a pitched roof with front and rear gables, much of which will be glazed. rooflights are shown on both roofslopes with a dormer formed within the eaves level on the north elevation. The building will be flint faced with metal detailing with the gable soffits and around the windows. Facing brickwork is proposed for the side elevations, with a natural slate roof. At the rear, there is further use of flint, plus timber cladding and a timber screen detail to the rear gable window.

With the rear garden, a raised patio is to be formed, approximately 0.8m above ground level. It has been reduced in area since the original submission. A first floor balcony has also been removed from the application.

The building will be 6.9m when viewed from the front and 7.5m from the rear. It will have an eaves height of 3.65m.

The application follows the withdrawal of an earlier application for a larger building. It has been called in for consideration by the Planning Committee by Councillor Crisp.

Relevant Planning History

AWDM/2136/21 - Raising of the roof ridge height and remodelling of bungalow to form a two storey pitched roof dwelling, first floor rear balcony, zinc cladding to all elevations and roof, raised patio with balustrade to rear - application withdrawn

SU/225/04 - Extension At Front (Se); Rooms In New Roof (Involving Increased Height) Plus Detached Garage At Front (Ne) - approved

AWDM/0503/19 - Increase of ridge and eaves height plus higher gables with glazing to front and rear elevations to facilitate increased accommodation within roofspace and replace existing conservatory on north-west elevation with single-storey rear extension - approved at Shearings, adjacent to the site

AWDM/2062/20 - Variation of condition 1 (Approved Plans) of application AWDM/0503/19. Amendments: Front porch removed and front wall straightened out where it previously had a recess; Single storey rear extension is now full width; First

floor/Roof amendment to include dormer to rear elevation (in between apex roof lines) to enable room within to have normal height ceilings -approved at Shearings, adjacent to the site

Consultations

Adur & Worthing Councils: The Design and Conservation Architect comments that the reduction in size and the change from a zinc roof to a traditional slate covered roof are welcomed. The palette of materials is considered to be suitable for the Old Shoreham Conservation Area (CA).

The prominence of this new building at the highest point of the CA is difficult to fully appreciate, but as the existing building is identified as a neutral contributor to the CA the replacement is unlikely to cause less than substantial harm, and that harm will be at the lower end of the scale.

Adur District Conservation Advisory Group: Approve

Representations

2 objections received from the occupiers of 8 The Street and 10 Lesser Foxholes:

- Concerned at overlooking and loss of privacy to bedrooms
- Raised patio will overlook private garden
- Design takes little account of Conservation Area appraisal and is out of character
- Could set a precedent
- Site is at highest point of the Conservation Area and is the northern 'gateway' into the CA
- Public footpath immediately to the north is an ancient track
- Existing building has very low impact
- Modern, two storey design is inappropriate for the area and overdevelopment
- New high ridge line projects forward of the existing highest ridge
- It will be very prominent and dominant
- Two storey should be limited to the rear
- Inappropriate materials

1 letter of support received from the occupiers of Shearings, The Street:

- Pleasing design which will complement the area
- Improvement to what exists on the site currently
- No concerns with ridge height or overlooking

Amended Plans showing reduction in size of terrace and removal of balcony:

1 letter of objection from occupiers of 10 Lesser Foxholes:

- Reiterating previous objections - overlooking from terrace and glazing at first floor
- Incongruous design and use of materials

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policies 15, 17, 18, 28, 34
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'; No.2 'Extensions and Alterations to Dwellings'
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
Old Shoreham Conservation Area Character Appraisal (ADC 2022)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Section 73A and also Section 72 Planning (Listed Building & Conservation Areas) Act 1990 which require the Local Planning Authority (LPA) to pay special attention to the desirability of preserving or enhancing the appearance of the Conservation Area.

Planning Assessment

Principle

There is no objection in principle to the proposed extension and remodelling which would upgrade an existing property within an established residential area. The key considerations are the effect of the development on the residential and visual amenities of the locality and, specifically, on the character and appearance of the Conservation Area.

***Visual amenity* and impact on Conservation Area**

The existing building is a modest bungalow which is visible in only limited views from The Street due to its set back position and the curve of the road. This end of The Street is dominated by the large flint wall of Adur Lodge which sits tight to the east side of the road and which follows the bend of the road round to the east at the top of The Street.

The proposed extension would make Rosecroft a more prominent building but it is arguable how much of a visual impact it would have on the wider Old Shoreham Conservation Area. As one travels northwards along The Street, views are not possible until one reaches Shearings, directly to the south of Rosecroft and which has its own planning permission for an increase in ridge height. Travelling westwards along the top of The Street, views of Shearings are possible but views of Rosecroft only

become possible at a point more or less directly in front of the property. At this point the wall of Adur Lodge is the dominant architectural feature in the street.

Rosecroft has little architectural merit and the Old Shoreham Conservation Appraisal identifies it as a neutral contributor.

The height of the building has been lowered from an earlier submission and, while it will appear taller than Shearings to the south, the site is on higher ground and will reflect the stepping up of buildings as the road rises. The approved plans for Shearings show that dwelling as measuring 6.76m to the ridge, with front gables of 7.07m height. This compares with the proposed height of 6.9m for Rosecroft. The proposed dwelling has relatively low eaves to help reduce its height and bulk.

The visual impact of Rosecroft will be increased by its forward projection beyond the line of Shearings and by the resulting deep flank elevation. However, it will still sit some 26m back from the road, which is much further back than the gable fronted Adur Cottage further along The Street and which is only around 8m from the road. A straight line drawn from the front of Adur Cottage to the front of Rosecroft shows them to project about the same distance.

Views from the countryside to the north are not considered to be adversely affected as the house will be seen in the context of the existing surrounding development, with the backdrop of Shoreham, beyond and it will not therefore appear unduly dominant or prominent.

The proposed palette of materials is considered to be acceptable.

The applicant has submitted a Planning and Heritage Statement which argues that the proposed development would enhance the quality of built development and the townscape overall. Certainly, the existing building offers little to the area in terms of its design at the moment.

Paragraph 202 of the NPPF advises that:

"*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*."

In this case, the Council's Design and Conservation Architect considers that the proposed extension is unlikely to cause less than substantial harm, and that any harm will be at the lower end of the scale. For the reasons outlined above, it is considered that the application can be supported in terms of its visual impact and the public benefit of sustaining or enhancing the significance of the Conservation Area and the setting of the Listed Building.

Residential amenity - effect on existing dwellings

The increased bulk and height of the building has the potential to have an impact on its neighbours with the only properties directly affected being Shearings to the south and 10 Lesser Foxholes to the south west (rear). Adur Lodge opposite is not

considered to be adversely affected due to the separation distance between the properties.

Shearings sits on lower ground and currently has a hipped roof with front and rear dormers. There is a utility room on the boundary with Rosecroft and a blank side roofslope. Rosecroft projects forward of Shearings, as a result of the front extension, and the proposed development will follow the existing footprint at the front but extend further to the rear by approximately 1m. Despite the increased bulk, depth and height the proposal is not considered to have an adverse effect on light or outlook for Shearings. Shearings itself has permission to increase its height and bulk which will further reduce any impact arising from this current proposal.

At the rear, 10 Lesser Foxholes is approximately 19m from the proposed house as proposed to be extended, but at an angle rather than directly behind it. Consequently, while the separation distance falls short of the 22m usually expected, in this case there are no direct rear to rear facing windows. For context, 10 Lesser Foxholes is around 19m directly from the rear of Shearings.

Objections have been received from the occupiers of No.10 raising concerns about loss of privacy and overlooking to their rear bedrooms and garden. At the moment views of Rosecroft, from No.10 are quite limited due to its low height, their orientation and the presence of vegetation within the rear garden of Shearings. A decked area at the rear of No.10's garden contains a hot tub and seating and this area is currently quite private. The increased height of Rosecroft will introduce a first floor with a large window within the new gable. An inset balcony was originally proposed but this has since been removed from the application on the advice of your officers. A juliet style balcony is now proposed instead. Views will be predominantly directly down the rear garden of Rosecroft but it is acknowledged that oblique views towards No.10 will be possible. However, it is not considered that, at the distance and angle involved, any views towards first floor bedrooms will be unduly intrusive. No.10 already has first floor windows directly facing its rear bedroom windows from Shearings and, less directly, Tetherdown in The Street.

A raised patio is also proposed at the rear. It will sit 0.8m above existing ground level and will project 4m from the rear of the house. This has been reduced in depth from the originally proposed 5m and is around 0.5m deeper than the existing raised patio. It will be approximately 7m from the nearest corner of No. 10's rear garden and 18m from their house. As with the first floor windows, any views are likely to be oblique and are not considered to be intrusive. However, it is considered that some screen planting could be provided along the boundary with No.10 to help reduce any overlooking or the perception of being overlooked. This can be secured by a planning condition.

It is therefore considered that the proposed extension will not cause sufficient harm to neighbouring residential amenity to warrant refusal.

Sustainability

While an extension rather than new construction, the applicants have confirmed that energy efficiency will be improved at the property through the use of an air source heat pump, as well as improved insulation compared with existing.

Recommendation

Approve

Subject to conditions:-

1. Approved Plans
2. Standard time limit
3. Construction Management Plan, including hours of working
4. Schedule of external materials to be submitted and approved including sample panel of flint on site
5. Landscaping plan to be submitted and approved
6. Removal of permitted development rights for future extensions under Classes A. AA, B, C
7. Heat pump to be installed in accordance with details to be submitted and approved.