Development Management – Delegated Officer Report

Application Number: AWDM/0750/23 Recommendation: APPROVE

Site:30 Riverside Road, Shoreham-By-Sea, West Sussex

Proposal: Remodelling of bungalow to form two storey flat-roofed dwelling consisting of single storey side extension, front extension white render to ground floor and black powder coated standing seam metal to first floor with front balcony. Application to vary condition 1 (approved plans) of AWDM/2031/21 to raise dormer and building height.

Date of Site Visit: visited when considering AWDM/2031/21

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached, modest, hipped roof bungalow with front gable on the south side of Riverside Road. There is a garage attached to the west and a detached out building to the east side, both are of flat roof design. The property is set back from the road with a front lawn and driveway. The street is characterised by mainly bungalows of traditional design in general, some two storey properties are within the vicinity of the site and the adjacent bungalow is a combination of flat roof and asymmetric roof form.

Consent was granted under AWDM/2031/21 to remodel the bungalow to form a two storey box style contemporary designed dwelling. The development approved was box design, slightly lower than the existing ridge, black standing seam cladding to the first floor and white render to the ground floor.

The current application seeks consent to amend the previous consent to increase the height of the building overall by 0.25 metres and the dormer to allow for an internal ceiling height of 2.7 metres. All other matters of design will remain the same.

Representations: - None received.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The impact of the development in terms of character, design and appearance has been assessed under AWDM/2031/21 and considered acceptable. The only change is the height increase. The height of the building will be no higher than the existing ridge with the increase also being limited to 0.25 metres. This can therefore be supported, the overall impact upon the street scene in terms of character and appearance remains the same.

Residential amenity

The main properties to be affected are those either side of the bungalow and to the rear. The development as approved was not considered to have any significant adverse impact. The increased height would not alter this impact to a degree that would warrant a refusal in this case. As previously stated the properties to the rear are less than 22 metres away from the rear of the first floor windows so there will be overlooking to the rear gardens. However this would be no greater than if a rear dormer was proposed at the application site that could be built under permitted development which would result in the same relationship. On balance therefore this relationship is acceptable. The proposed development will bring the building no closer to the rear boundary than currently exists. This is also the case for the revisions proposed here. The increased height will not give rise to any adverse impact which would warrant a refusal in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials shown on approved drawings, black powder coated standing seam metal cladding at first floor and white render at ground floor.
4. No additional openings on the side elevations and obscurely glazed and top opening only.

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 22nd June 2023

Authorised by: Peter Barnett Date: 22 June 2023