Development Management - Delegated Officer Report

Application Number: **AWDM/0599/24** **Recommendation – Approve**

Site: **29 Riverside Road, Shoreham-by-Sea**

Proposal: **Raising of the roof ridge, hip to gable ends at East and West elevations. Full width rear roof extension to form extra storey with vertical cladding to rear facing and gable ends. Rear roof terrace. Frontage to be tiled to match existing, single storey flat roof rear and side extension finished in white render**

Date of site visit: 24 May 2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a hip roofed bungalow located on the north side of Riverside Road. The rear garden backs onto the River Adur and is within flood zone 3b whilst the bungalow itself is partly within zone 2. The ground level slopes down to the north towards the river.

Permission is sought to raise the ridge height by 300mm and to construct hip to gable roof extensions to the east and west elevations. A full width 1st floor extension is proposed at the rear, effectively forming a 'box' style extension to the roof with vertical timber style cladding to the rear facing and gable ends. The roof at the front is to be tiled to match existing. A single storey flat roof rear and side extension is to be constructed in the NE corner of the property to be finished in white render to match existing and with a roof terrace, accessed from doors in the new 1st floor rear extension.

Relevant site history

None for this site.

No. 55 Riverside Road – AWDM/0145/16 - Demolition of existing conservatory and lean-to and construction of two storey rear extension and balcony. Increase in ridge height by 300mm. Proposed porch to front elevation. Single storey extension to side (to replace existing garage) – approved and built

Consultations

None

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Flooding

The site lies partially within flood risk zone 2 and 3b. The applicant has met the Environment Agency's requirement in confirming that floor levels will be set no lower than that of the existing dwelling.

Visual amenity

Although the bungalow is one of several similar bungalows in the street matching bungalows, the character of the area is mixed with variation to the design of dwellings and to roof heights and design. There are two storey houses closeby to the east and a remodelled bungalow which is now a two storey flat-roofed dwelling on the opposite side of the road. The proposed alterations to increase the ridge height, although noticeable in relation to the bungalows on either side, would not cause any significant harm to visual amenity in the context of the streetscene. It is noted that No. 25 applied for a raised ridge and dormers in 2012 but was refused and the appeal was dismissed due to the impact on the character of this run of identical bungalows. In this case, No. 29 is at the end of the identical run and there is considered to be less impact by raising the ridge on this property than if it were in the middle of the run, particularly in the context of the higher houses to the east.

The rear roof extension and alterations would result in an overtly 2 storey appearance to the rear of the building whilst retaining the general character of the bungalow for the front elevation. Although the side walls of first floor roof additions may be visible in the streetscene, this view would be between the neighbouring buildings which would reduce its dominance. The height of the extension has been lowered to bring it of the ridge.

The use of non matching materials (in this case Marley Cedral cement fibreboard in Ocean Blue colour) would result in a contemporary design which would not cause any significant harm to the character of the recipient building or the area in general. A similar approach has been granted permission and built at No. 55 Riverside Road.

Residential amenity

The neighbouring bungalow to the east (No. 31) is set off the boundary by 1m and has a side facing window serving a living/dining room which also has a front (south) facing window. There is a north facing kitchen window in the part of the bungalow nearest the boundary and the proposed rear ground floor extension will sit immediately on the boundary approximately. Its depth has been reduce to 3.4m to reduce the impact on No. 31. A roof terrace is proposed with a privacy screen which should protect privacy for No. 31.

To the west, there is not considered to be an adverse impact on the occupiers of No. 27 given the separation distance to the rear extension. There is a ground floor window at the side of No. 27 but it is located in a rear extension with an additional outlook to the north. The raised ridge and roof extension will have some impact on light and outlook but it is not considered to be so harmful to amenity as to warrant refusal. A window in the side of the roof extension is high level and will not result in overlooking.

Recommendation

Approve

Subject to Conditions:-

1. Approved Plans
2. Standard time limit 3 years
3. Materials as specified
4. Balcony screen to be installed prior to use
5. No further side windows

Informative

1. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.
2. 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.

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

Case Officer: Peter Barnett Date: 19 June 2024

Authorised by: Gary Peck Date: 19 June 2024