Development Control – Delegated Officer Report

Application Number: AWDM/1576/14 Recommendation – APPROVE

Site: 52 Kings Walk, Shoreham

Proposal: Demolition of existing garage, reconstruction of same with first floor extension over with pitched roof, and ground floor extension to front porch

Date of site visit: 25.11.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the westerly side of Kings Walk and comprises a detached chalet style bungalow which faces Shoreham Beach. The properties within Kings Walk include a mixture of detached two storey properties and chalet style bungalows with accommodation within their steeply pitched roofs. Many of the original properties have been extended or remodelled with balconies added to their seafront principal elevations and as a result properties within the road vary in terms of their design, materials and external appearance.

The proposal seeks planning permission for the demolition and re-construction of the existing single storey extension which projects forward of the dwelling and the construction of a new porch at the ground floor level. The proposed porch extension would measure 2.2 metres wide, 3 metres long and the first floor balcony would be cantilevered over the ground floor extension. The proposal would also involve a first floor extension to the easterly side of the dwelling which would provide a new bedroom and roof terrace at the first floor level. The first floor extension would extend an additional 4 metres to the southerly front of the property and a first floor balcony would be provided above the single storey ground floor part of the extension. The proposed first floor extension would measure 7 metres high from the ground floor level and would have a hipped roof that would extend adjacent to the flat roof of the existing two storey easterly side extension. As the roof of the proposed extension incorporates a low eaves line the pair of French doors would extend into the sloping front pitch of the roof to provide adequate head height for the entrance doors onto the front balcony. The exterior walls of the extensions would be skimmed in smooth render painted white to match the walls of the existing dwelling and the roof tiles would match the existing roof tiles on the house.

This application has been submitted following the withdrawal of planning application AWDM/1173/14 which sought planning permission for a two storey front/side extension with replacement garage and additional porch. Under this

previous scheme the first floor extension had a flat roof that overhung the front of the proposed extension. Concerns were raised by Officers regarding the scale, design and appearance of the proposed first floor extension which was considered to appear out of keeping with the original pitched roof form of the original bungalow.

Consultations: None received.

Representations: None received**.**

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

The principle of extending this existing dwelling house is acceptable subject to the proposed extension causing no adverse impact on the visual amenities of the area, the occupiers of neighbouring properties or flooding within the area.

Visual amenity

The application property comprises a detached chalet style bungalow which has been extended to the east with flat roofed single storey and two storey side extensions. These existing additions have changed the original proportions and appearance of the original bungalow when viewed from the road. The garage sits forward of the principal elevation of the main house and the two storey extension and side dormer detracts from the steep easterly pitch of the original roof. The proposed extension would re-build the existing garage/store on the ground floor, extend the existing porch 3 metres further to the front and extend the first floor side extension 4 metres to the south with a cantilevered first floor balcony to the south.

Under previous scheme AWDM/1173/14 the first floor extension incorporated a flat roof that overhung the front of the proposed extension. Concerns were raised by Officers regarding the increased scale of the proposed extension and its flat roofed design which would have appeared out of keeping with the original chalet style pitched roof of the original bungalow. Subsequent to the withdrawal of the previous application, discussions took place between Officers and the Agent to reduce the scale of the proposed first floor extension and improve its design and appearance to appear more sympathetic to the original form of the chalet bungalow. Officer's also requested that the new porch be set back in line with the original front elevation of the dwelling. The plans submitted with this application show that a hipped roof has now been added to the scheme, a reduction of 400mm has been made to the ridge height of the extension, the southerly front wall of the extension has been set back by 300mm and the pitched roof over the balcony entrance doors have been removed.

Officers would have preferred a more significant reduction in the size of the proposed first floor extension and for the porch to be set back in line with the front wall of the original dwelling house in order for the proposed extensions to relate more sympathetically to the layout and appearance of the existing property. The Applicants have confirmed that they would not be able to achieve the upstairs bedroom if they reduced the first floor extension and the porch hallway would be very dark if reduced further in length. The Agent has provided a Design Statement which shows other extensions and alterations which have been made to properties within the road.

The revised roof design has visually improved the proposed extension in comparison to the flat roofed scheme which now relates more sympathetically in terms of design and appearance with the original dwelling. As many of the residential properties within Kings Walk have been extended or remodelled with balconies added to their seafront principal elevations it is considered that the proposed extensions and first floor balcony would not appear visually prominent or out of keeping within the road providing matching materials are incorporated.

Residential amenity

The neighbouring occupiers within 27 and 29 Beach Green which are located to the east and north-east of the application site are considered to be most affected by the proposed first floor extension. 27 Beach Green comprises a two storey detached property which has had single storey extensions added to the west. The easterly neighbouring building received planning permission in 2001 to be converted into four flats (SU/224/01 relates). The easterly neighbouring building is orientated towards Beach Green and is therefore located angled away from the application dwelling which faces Kings Walk to the south. The first floor extension would extend above the footprint of the existing ground floor garage and would extend 4 metres further to the south. Due to the orientation of the easterly neighbouring property the proposed first floor extension would be distanced to the neighbouring property by approximately 6 metres. The proposed extension would incorporate a low eaves and the majority of the first floor extension facing the easterly neighbouring occupiers would be comprise the hipped roof that would slope away from the neighbouring property. It is not therefore considered that the proposed first floor extension would cause any harmful loss of light to the occupiers of the easterly neighbouring flats.

In the easterly elevation of the proposed extension one new high level ground floor window would be installed to serve the store and one first floor window would be installed to serve a bathroom. A new first floor window in the northerly rear elevation of the first floor extension would serve the new bedroom. The high level window would sit above the 1.5 metre high fence on the westerly neighbouring property and face the westerly neighbouring garden. The first floor window would also overlook the easterly neighbouring site and therefore both these windows would be required to be obscure glazed and incorporate a restricted opening. The northerly first floor window would be located within close proximity to the neighbouring gardens of 27 and 29 Beach Green and as this window would serve a habitable bedroom it is considered that this window should be obscure glazed and incorporate a

restricted opening to avoid any overlooking into the gardens of 27 and 29 Beach Green.

Flooding

The application site is located within a Flood Risk Zone 2 yet is not located more than 20 metres of from the sea to the south and does not involve culverting or obstructing the flow of any river or stream. The Applicant has completed the relevant FRA Guidance form and has confirmed that the floor levels of the proposed extension would be set no lower than the existing floor level of the extension and that the development would comply with the Improving the Flood Defences for New Building . It is therefore considered unlikely that the proposed small extension would cause any harm to flooding in the local area.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Location Plan, Drawing No. 1976/3 Received on 11th November 2014.
   Title: Block Plan, Drawing No. 1976/4 Received on 11th November 2014.
   Title: Existing Elevations, Drawing No. 1976/3 Received on 11th November 2014.
   Title: Floor Plans & Sections as Existing, Drawing No. 1976/5 Received on 11th November 2014.
   Title: Elevations as Proposed, Drawing No. 1976/10 Received on 18th November 2014.
   Title: Floor Plans & Sections as Proposed, Drawing No. 1976/11 Received on 18th November 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

3. Matching Materials

4. No windows – easterly or southerly elevations

5. Obscure glazing & restricted openings – easterly windows and southerly first floor window

Informative

1. Proactive Statement –Amendments

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

Case Officer: Rebecca Tier Date: 8th January 2015

Authorised by: Jo Morin Date: 08.01.2015