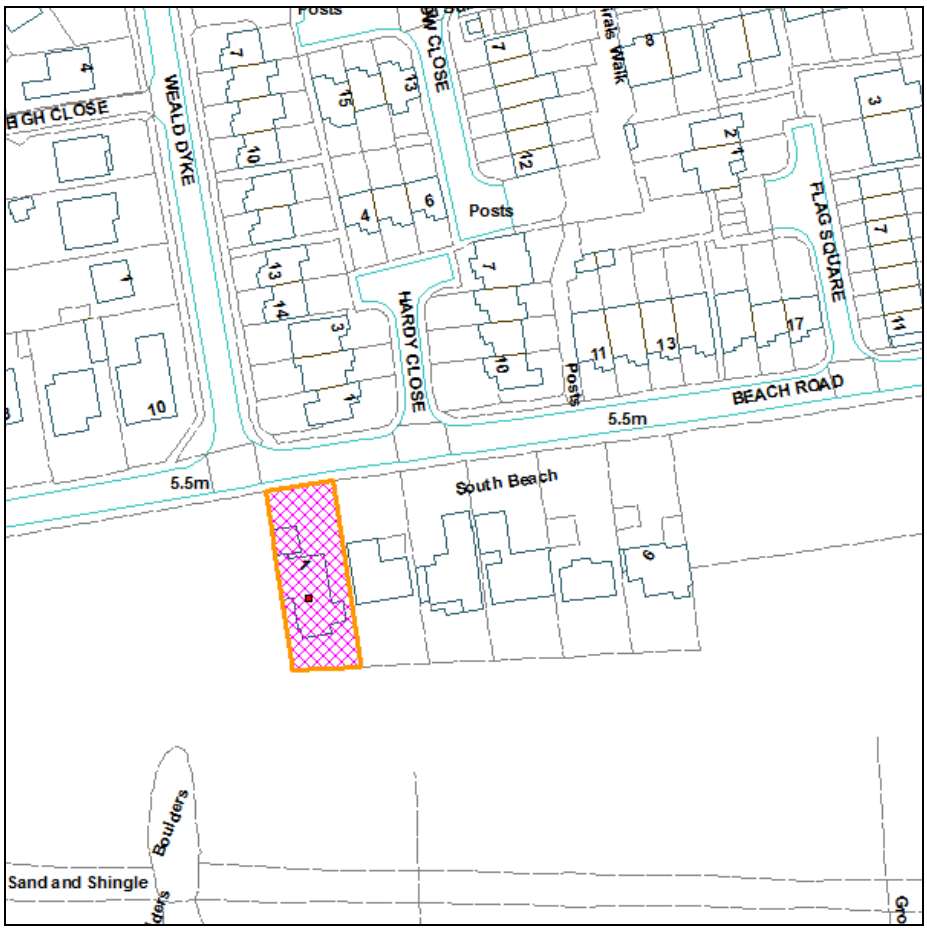
Application Number: AWDM/1044/19 **Recommendation – APPROVE**

Site: **1 South Beach, Beach Road, Shoreham-By-Sea**

Proposal: **Remodelling and extension of existing bungalow to form two storey dwelling, including raised ridge height. Demolition of existing side (west) extension and rear (south) conservatory and construction of part two storey/part single storey extension to west side elevation and single storey extension to rear (south) elevation with roof terrace over to side and rear. New roof over garage.**

Applicant: Mr Jonathan Pressley Ward: Marine
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application relates to a detached bungalow at the western end of a line of 6 dwellings at South Beach, off Beach Road, opposite Hardy Close. It is proposed to remodel and extend the bungalow to form a contemporary two storey dwelling. The plans have been amended from the original submission. The hipped roof sides of the existing bungalow are to be replaced with vertical walls rising to a new pitched roof with its pitch running west-east, to replace the existing gabled frontage. The existing pitched roof garage which projects at the front of the building is to be retained with a new mono-pitched roof to match the roof pitch of the extended dwelling. There will be an increase in bulk, in particular on the west side of the building. It will not increase the footprint of the building at the rear, front or east side. The first floor on the east side will be set back from the front of the building by 7.5m, with an angled elevation on its north side. On the west side, the first floor is flush with the front of the building and 6.5m deep before being set in to enable the provision of a roof terrace along the remainder of the west side and returning across the rear.

The ridge of the dwelling will increase from 6.4m to 8.1m. This is approximately only 0.2m higher than 2 South Beach and is below the ridge height of 3 South Beach.

External materials of the house and garage are to comprise vertical larch cladding for the walls with a light grey aluminium standing seam roof. Doors and windows are to be grey aluminium. All materials are to match those used in the construction of 39 Old Fort Road, previously occupied by the applicant.

The applicant was asked to confirm that the works were for an extension of the existing dwelling rather than demolition and construction of a new dwelling. He has responded with a plan that shows that all but the south west wall of the original bungalow is to be retained.

Relevant Planning History

None

Consultations

Environment Agency: No objection

Representations

Original Plans: 3 letters of objection received from the occupiers of 2 South Beach (2 letters) and 9 Beach Road:

- The proposed development with an almost flat roof will spoil the current streetplan in which surrounding properties have pitched roofs.

- The design of a 2 storey property means it will be significantly larger at the top floor than any other property in the area and thus have a detrimental effect on the streetplan and appearance and quality of the environment.
- The new building is designed to go right up to the boundary wall, gaining 2m, contradicting the development management standard relating to space around new dwellings.
- The design is too modern for the area and will not fit in with current properties and thus appear ugly and out of character with properties in this part of the beach.
- The change from a 4 bedroom to 6 bedroom property is a significant change to the current premises. It is the first property on the foreshore, and the proposed design does not enhance the beach in any way and will have a negative effect on the appearance of the beach.
- The size will block some light in spring and autumn when sun rises in SE.
- Proposal does not comply with NPPF or Local Plan policies
- Proposal does not enhance or significantly improve appearance of development in this location
- Overlooking from balcony
- Proposal lacks detail
- Lack of uniformity of design/materials – has a confused and illogical appearance

Amended Plans: letter of objection received from occupiers of 2 South Beach:

- Design does not demonstrate consideration of local context
- Confusion over external materials
- Will cover much more of the plot than neighbouring houses and will extend further to the rear
- Loss of light to windows and rear garden of No.2
- No daylight or sunlight report submitted
- Inadequate FRA
- More akin to demolition and rebuild than remodeling

Letter of objection received from the Shoreham Beach Residents Association:

- We object to the recent plans, specifically focussed on the southern boundary. What is the significance of the line drawn from the rear of the house further down the road?
- The rear of the proposed property and its rear garden looks like an extension onto the beach sand and looks perilously close to the newly built boardwalk, and would thus be an overdevelopment

Letter of objection received from the occupiers of 9 Beach Road:

- The proposed development with an almost flat roof will spoil the current streetplan in which surrounding properties have pitched roofs. The design of a 2

storey property means it will be significantly larger at the top floor than any other property in the area and thus have a detrimental effect on the streetplan and appearance and quality of the environment.

- The new building is designed to go right up to the boundary wall, gaining 2m, contradicting the development management standard relating to space around new dwellings.
- The design is too modern for the area and will not fit in with current properties and thus appear ugly and out of character with properties in this part of the beach.
- The change from a 4 bedroom to 6 bedroom property is a significant change to the current premises. It is the first property on the foreshore, and the proposed design does not enhance the beach in any way and will have a negative effect on the appearance of the beach.
- The size will block some light in spring and autumn when sun rises in SE.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides 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.

Planning Assessment

Principle

The proposal comprises upgrading the existing dwelling located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

Nos 2-5 South Beach have a two storey appearance when viewed from Beach Road. The remodelling of No.1 to form a two storey dwelling is therefore considered to be acceptable in principle.

The design and appearance of the proposed house will differ from the other houses in South Beach, but none of the existing houses have a uniform appearance. Shoreham Beach is characterised by a variety of architectural styles and use of external materials, with many contemporary dwellings further east in Old Fort Road. It is not considered that the contemporary appearance of the proposed dwelling will cause significant visual harm to this group of dwellings or the wider area.

In terms of height, it will be slightly taller than No.2 but will not appear excessively tall within the group, where No.3 is higher. It is in a prominent location, being the first building on the south side of Beach Road and very visible to those looking east along this part of the seafront. Nevertheless, while it is prominent, it is considered that a contemporary design is acceptable here. The applicant has confirmed the use of larch cladding for the elevations and a metal roof. It will have a simple palette of materials which will not be illogical or confusing. While overtly different from its neighbours, this is not considered to be justification to refuse the application as the built form will be an appropriate scale.

As originally submitted the scheme would have incorporated a green roof which would have enhanced the overall design of the development and provided a more sustainable design. This element of the scheme has been removed which is disappointing but would not justify any refusal on design grounds. A similar development incorporating larch cladding has been built elsewhere on the Beach setting a precedent for this cladding approach.

In terms of plot coverage, the building will be larger and bulkier but it will not project further into the rear garden or come closer to the beach. The existing and proposed rear garden measures 6.3m deep, albeit with more bulk and built form at the rear, but the footprint does not extend further south. The bulk of the building is reduced by its sloping roof form and low eaves at the rear.

It is considered that the proposal is acceptable in visual amenity terms.

Residential amenity

The design and form of the extension has been amended since its original submission to take account of the concerns of the neighbouring occupiers to the east at 2 South Beach.

The proposed building maintains a 5m separation to the side of No.2 for much of the east side elevation. The main side wall of No.2 is blank other than a first floor window which appears to be secondary, or a landing window. The extension projects closer to the side of No.2 towards the rear and comes to within 3.3m. This two storey element

reduces in bulk though by virtue of its sloping roof and, while it does project beyond the rear wall of No.2 by 4.3m, No.2 has four pane patio doors at the rear and is already separated from the site by a high wall and planting along the boundary. A 45 degree line measured from the mid-point of the doors does not transcend the extension, which means that the impact on light to No.2 will not be harmful. Furthermore, the extension reduces in bulk at the rear and the ground floor is set away from the boundary, leaving a covered recess closest to the boundary.

The proposed balcony wraps around the west side (where are no neighbours) and the rear, but stops short of the boundary with No.2 with privacy maintained by the 2.75m wide roofslope. While the concerns of the occupiers of No.2 have been noted, it is not considered that the proposal will be unduly overbearing, or cause a loss of light or privacy.

A first floor bedroom window is shown on the east side of the extended dwelling. This will face towards the side elevation of No.2 where there is small window. As this is likely to be a secondary window only it is not considered that the bedroom window should need to be obscure glazed in this case.

Flood Risk

The application is accompanied by a Flood Risk Assessment (FRA) which explains that the development will remodel a bungalow into a two storey house, thereby establishing an upper level for safe refuge and flood resilience and resistance measures which results in a better protected and flood future proofed dwelling than currently exists.

The Environment Agency has checked the modelled flood levels for this site, which are below the finished floor level of the ground floor, and they have no objection.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as submitted
4. Remove PD Class A, B, C, E
5. Hours of working

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the

presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

11th May 2020