Development Management – Delegated Officer Report

Application Number: AWDM/0898/22 Recommendation: APPROVE

Site: 11 Winterton Way, Shoreham-By-Sea, West Sussex

Proposal: Proposed remodelling of existing bungalow with timber cladding and zinc sheet roof. Raising of ridge, front gable with glazing, rooflight to north roof slope and dormers to south roofslope.

Date of Site Visit: 12th July 2022 when considering original plans

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached hipped roof bungalow with rooms in the roof. There is an existing rear and side dormer providing an ensuite bedroom in the roof space. There is a rear conservatory and flat roof garage to the side, a flat roof extension links the two. The garage is attached to a neighbouring garage.

There are similar properties within the street, which is located on Shoreham Beach. However, many have been altered and extended with increased ridge heights and dormers, and there are examples of contemporary remodelling within close proximity to the site both within Winterton Way and nearby streets. There are examples of weather boarding and timber cladding within the street scene.

The application was submitted in May 2022 and the original plans sought consent for the remodelling of the bungalow with a hip to gable extension to the front and rear with full height glazing in the gable, an increased ridge height with three flat roof dormers to the south elevation and a single flat roof dormer to the north. The ground floor brick work was shown to be rendered with timber cladding to the gables and dormers and zinc sheet roof with solar panels on the southern roof slope.

Officers considered that the proposals represented overdevelopment and gave rise to an unneighbourly form of development. The bungalow to the north, 1 The Marlinespike, has a small amenity space to the rear which is to the north of the bungalow. The combination of the increased height and bulk and overlooking would result in an overbearing impact which would also remove privacy to this amenity space and the internal living space at the adjacent dwelling. It was considered to be significantly detrimental to the amenities of the adjacent occupiers to such a degree

to warrant a refusal in this case. The rear gable with glazing would also cause a loss of privacy to the adjacent neighbouring balcony to the rear.

Amended plans have been submitted to show the ridge height increased as previously shown by 1.3 metres, resulting in a 6.8 metre total building height. The front gable with glazing has been retained, however the extent of the glazing has been reduced from the original submission. The rear roofslope is now hipped with the rear dormer removed. A roof light only is on the north elevation serving a bathroom. Two flat roof dormers are on the southern roof slope. Render is proposed for the ground floor, sheet zinc to the roof and timber cladding to the front gable and dormers.

Representations: - 1 representation received from the owner/occupier of 1 The Marlinespike. The increased height and sheer bulk of the south elevation roof and dormers is alarming due to the closeness of the building to us. This would overlook our conservatory and block light out. The west elevation again is not acceptable; the large window would overlook our seating area in a small garden. Dining room and lounge would be compromised for the same reasons. Strongly object, intimidating and overbearing.

No further representations have been made following the amendments.

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 proposals will create an enlarged building with a contemporary character which differs from the traditional style bungalow as existing. It is however considered that, as amended, the proposals give rise to a development which will not be detrimental to the character and appearance of the street scene or existing building. The street has evolved with some contemporary changes and use of different materials. Buildings have also been increased in height and bulk in a similar manner to that

proposed. 15 Winterton Way was recently approved (AWDM/0414/23) with roof extensions and front additions with the use of render, cladding and slate tiles. 18 Winterton Way has been implemented and represents a contemporary feature within the street (AWDM/1778/20) which included raising the ridge, front and rear gables and timber cladding to form a unique development. Within this context the building design, scale and use of materials can be supported as amended.

Residential amenity

As mentioned above the dwelling to the north is the main property to be impacted by the proposed development. The small amenity space to the south of 1 The Marlinespike and the rear habitable rooms will be impacted by the proposed development, due to the close proximity of the building and the increased height. However on balance, with the removal of the dormers and rear gable, this would not be such to warrant a refusal in this case. The small roof light will be obscurely glazed and serves the bathroom. Therefore no overlooking will occur the rear dormer will also be removed with a blank hip to limit any unneighbourly impact in terms of overlooking. The ground floor render will also create a lighter finish and outlook for the adjacent occupiers.

To the south the proposed dormers are in a similar position to the existing dormer which also serves a bedroom. Therefore there will be no increased overlooking to the south, the adjacent roof slope is blank. There is also spacing between the site and the adjacent bungalows due to the garages and driveways. So no loss of light or overbearing impact will occur here.

The rear hip and removal of glazed gable reduces the overlooking to the rear of the site and, despite the increased height, there will not be any adverse impact. To the front the proposed gable and glazing will be visible from properties opposite. However this is not private space and overlooking a public highway, therefore any increased overlooking here would not justify a reason for refusal.

Subject to safeguarding conditions the proposed development will not give rise to any significant loss of light, privacy or overbearing impact to the neighbouring properties and as amended can be supported in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials as shown on plans
4. No additional windows on the north, west or south elevation of the building.
5. North side velux to be obscurely glazed.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 30th October 2023

Authorised by: Peter Barnett Date: 31 October 2023