Supporting Statement

29 Riverside Road

Shoreham By Sea



Fig 1- 29 Riverside Road. (Application Site Existing Frontage)

Executive Summary

This is a supporting statement in relation to this planning application for the remodelling of an existing bungalow to form a chalet bungalow.

The statement identifies the evolution of the scheme and describes the design approach, in addition to providing material supporting arguments and justifications, demonstrating that the proposal is sound in all respects and concluding that in absence of any public interest and demonstrable harm, the application should be allowed.

Application Proposal- Extend front rafters to raise ridge height by 300mm, hip to gable roof extensions to east and west elevations. Full width rear extra storey with vertical timber style cladding to rear facing and gable ends. Frontage to be tiled to match existing. Single storey flat roof rear and side extension to be finished in white render to match existing.

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1 Introduction

The applicants seek to enlarge the property in order to easier house share with a parent, owing to the cost of living crisis, and lack of affordable housing. They also seek to upgrade a dated property, built in the 1920's, and bring it up to modern day living standards, including improving insulation values to reduce energy bills for the future.

Site location, description, and character of area

1.1- The application site is located at 29 Riverside Road, Shoreham, which is a residential street running west-east between Beach Green road, and Harbour Way. The property is a detached bungalow, located on the north side of Riverside Road. It features a four hipped roof, with front roof projection, a front infill extension, and bay windows at the front and rear ground floor level. It is white render finished, with white uPVC framed windows.

1.2- The site is located within a street scene of varied styles and design, mainly composed of bungalows, but also two storey dwellings two doors along to the east, and a newly approved box shape house opposite at 30 Riverside Road, application reference- AWDM/0750/23



Fig 2- Google maps street view. (Application site in red outline).

Uniformity and non-uniformity of streets

1.3 Variation and non-uniformity are characteristic of the Riverside Road street scene, there is not an overall amalgamating or cohesive characteristic, as shown by the image above.

Existing varied development on Shoreham Beach

1.4 We would like to draw attention to examples of varying development in the Riverside Road, and wider Shoreham Beach locality, which were passed by planning:-

(A)- **Development Management - Delegated Officer Report.** (Extracts)
Application Number: AWDM/1573/18 Recommendation – Approve:-
Site: 53 Beach Green, Shoreham-By-Sea
Proposal: Replacement enlarged front and rear dormers including cedar wood cladding to dormers and elevations.



Fig 3- 53 Beach Green-North Elevation

'The use of non-matching materials is considered to be acceptable as it will result in a contemporary appearance which would not be out of keeping in the wider area.'

……..

(B)- **Development Management - Delegated Officer Report** (Extracts)
Application Number: AWDM/0145/16 Recommendation – Approve
Site: 55 Riverside Road, Shoreham



Fig 4- 55 Riverside Road

Proposal: 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).

Visual Amenity

'The character of the street scene is mixed with variation to the design of dwellings and to roof heights and design.'
'The proposed alterations to increase the ridge height, although noticeable in relation to the matching bungalow at No.57 (which itself has a rear roof extension that sits above ridge level), would not cause any significant harm to visual amenity in the context of the street scene.'
'The rear 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 street scene, this view would be between the neighbouring buildings which would reduce its dominance. The form and use of materials would help to visually break up the massing of the extensions and contemporary design would not cause any significant harm to the character of the recipient building or area in general.'



Fig 4a- 55 Riverside Road (in red outline) -Google maps

(C)- **Development Management - Delegated Officer Report**
Application Number: AWDM/2031/21 Recommendation – APPROVE

Site: 30 Riverside Road, Shoreham-By-Sea

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.


Fig 5- 30 Riverside Road, Shoreham-By-Sea

Visual Amenity
'It is considered that as redesigned the building will provide a positive addition to the street scene despite its contrasting appearance. The simplistic form and design allow the development to compliment existing development whilst not detracting or clashing. This

form of contemporary design can be used in such a setting however the simplicity of the design and use of materials is key here.'

……

2 Planning history, design approach and evolution of the scheme.

2.1 There is no history of any applications for this site.

2.2 In order to explore a more appropriate, functional layout with practical spaces not restricted by the roof slope, a decision was made to explore a remodelling of the bungalow, extending the roof to full gable ends, with a rear flat roofed extra storey. With the rear and sides clad in timber style cladding, the view from the river will be of a modern design, similar to an application approved at 55 Riverside Road in 2016, ref- AWDM/0145/16

2.3 The approach is simplistic, honest, and uncomplicated in its design, but with clean finishing and contemporary feel, with a roof form and materials that relate to the locality, (Shoreham Beach has a wealth of chalet bungalows). The design does not seek to create a focal point on the street scene, nor does it seek to make a statement. The internal arrangement provides a functional layout, allowing the building to be adaptable and accessible for current and future residents. Overall the proposal would allow for two functional bedrooms at first floor level, whilst improving the living / dining room / kitchen arrangement. Two accessible GF bedrooms would be retained.

2.4 The rear roof extension will improve the look of the property, bringing the proposed single storey rear and side extensions in to a cohesive overall design. The centre point of the roof would move slightly back with the raising of the ridge height, with modern cladding to the side and rear extra storey.

Future adaptability

2.5 The Covid-19 pandemic has placed further emphasis on the time spent in the home. The appellant's wish for the proposal to be adaptable for both them and future occupants, should one of the bedrooms be required for office / home working use.

2.6 It is plausible that in future, some employers may dispose of permanent office space and place a greater requirement on flexible / home working.

2.7 Accordingly, we request that the above is considered in the Inspector's assessment and the benefits regarding the practical space of the rearrangement to the occupant's requirements are noted.

3 Policy Assessment

Impact on the street scene

3.0 While consideration should be given to how the building would be viewed from street level, with 2 storey properties in the foreground, and to the east and west, in addition to the fact that the dwelling is set well back from the roadside, the existing frontage will alter only by the fact of a slightly raised ridge height. It should be recognised that 29 Riverside Road is set back from its immediate neighbours, this will diminish the effect of the raised roof height to the naked eye from street level.

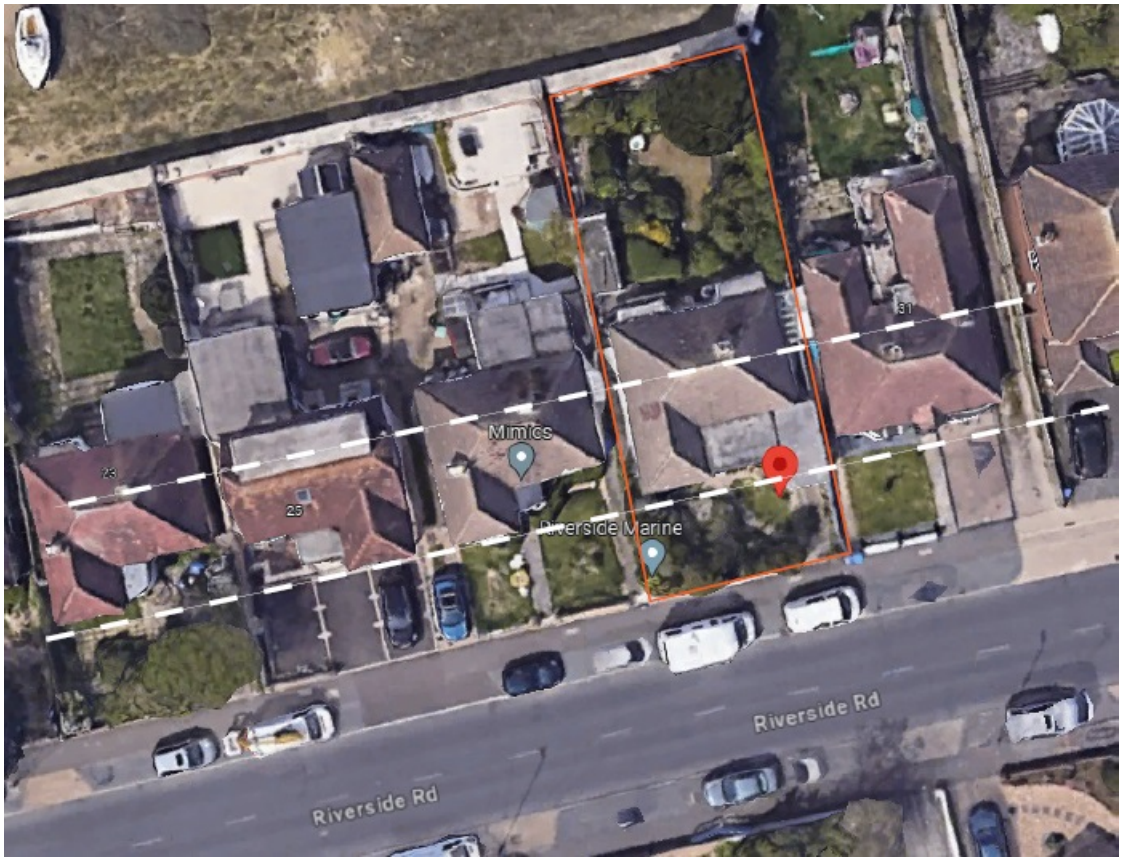

Fig 5 Google maps aerial view, with dotted lines showing the applicants ridge line set back from its neighbours, as well as the front building line. Note the main pitched roof bulk of number 31 set well forward of 29. (Application site outlined in red)

3.1 The main resultant bulk should therefore not be considered excessive within the plot.

Prevailing character of the area

3.2 There are numerous examples of varying heights and designs throughout the immediate vicinity, and this is characteristic of the area, some of which are cited above in this statement.

Flooding

3.3 The site lies partially within flood risk zone 2 and 3b. The applition has met the Environment Agencies requirement in that floor levels will be set no lower than that of the existing dwelling.

4 Summary & Conclusion

4.1 Summarising, we feel that the remodelled dwelling would relate well to the Shoreham Beach area, allowing the family to maximise the potential of the existing dwelling without detriment to the immediate locality and wider street scene.

4.2 We do not believe the appearance would be harmful to the street scene.

4.3 Any alleged impact should be balanced against the positive attributes of the development which optimises the potential of the site, contributes to improved housing stock, and is appropriate to the established residential location.

4.4 With good access to local facilities and local transport, the proposal also promotes adaptability, with suitable standards of amenity for existing and future users.

4.5 In summary, we would ask that the planning team considers the following;
. The proposal would optimise the potential of the site.
. The proposal provides a residential development at an appropriate density.
. The scheme would contribute to improved housing stock.
. The proposal has been designed with respect to the host building and would not harm the visual amenity of the area.
. Would provide a functional layout with flexible spaces suitable for either bedrooms or home working.

Accordingly, we request that the above is considered in the planning team's assessment and the benefits regarding the practical space of the rearrangement to the occupant's requirements are noted.