Development Management – Delegated Officer Report

Application Number: AWDM/0799/24 Recommendation: APPROVE

Site: 29 Beach Green, Shoreham-By-Sea, West Sussex

Proposal: Two storey extensions to front and rear of the property, plus first floor side extension over the existing garage, to form two storey property with hipped roof and raised ridge; rear dormer with juliet balcony; and single storey rear extension, crossover centralised.

Date of Site Visit: visited when considering previous application AWDM/2000/20

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow with a flat roof garage attached to the side which wraps around to form a rear extension and conservatory. There are flat roof front and rear dormers. The site fronts onto Beach Green where there are two storey properties opposite, to the west on the same side of the road are similar chalet bungalows and two storey properties and chalet bungalows beyond. To the east is a two storey property on the corner of Beach Green and Kings Walk with what appears to be a single storey converted garage building adjacent to the boundary set forward to the front of the application site.

Permission was granted in 2000 under AWDM/2000/20 to alter the existing dwelling to form a two storey property with rooms in the roof, rear dormer with Juliet balcony and single storey rear extension the full width of the property. A two storey extension was permitted to the side with a ground floor garage. Two front hipped roof projections were approved with a recessed front entrance. Consent was also granted for the repositioning of the vehicular access.

This consent has since lapsed and the current application seeks consent for an identical proposal.

Consultations:

West Sussex County Council: The Highways Authority: -

The LHA previously provided consultation advice for this site for application AWDM/2000/20, raising no highway safety concerns. This Local Planning Authority (LPA) permitted the application.

No alterations are proposed to the existing access arrangement. The proposed development is not anticipated to give rise to a material intensification of use of the existing access point.

The current single-bay garage will become smaller as part of the proposal. However, it should be noted that the existing garage does not meet the minimum internal specifications for single-bay garages of 3m x 6m as outlined in Manual for Streets (MfS). Therefore, the LHA would not consider the existing garage for parking provision, as it is likely too small to accommodate modern sized cars. It is not unreasonable for the LHA to assume the existing garage may be being used for other purposes, such as storage.

As such, no concerns are raised regarding loss of existing parking provision. An existing driveway is to be retained with provision for 1-2 cars.
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

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

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. There are no significant changes within the setting of the site from the time when the previous application was assessed.

Visual amenity

The assessment remains as previously set out and is copied below: -

The scale and height of the building will be increased and its character will be changed from a chalet bungalow to a two storey dwelling house with grey slate tiles and white render. It will appear contemporary in appearance. It is however considered that the principle of this change is acceptable. Within the street opposite are two storey dwellings and on the corner to the east is a rendered contemporary style building. Although this bungalow is on a row of similar style chalet bungalows it is considered that, being on the end, variation here would not be harmful and considering the overall context of Beach Green there are many types of dwelling and many have been remodelled and altered to give an interesting variety of dwelling type and building design.

The ridge increase is limited to 0.45 metres, a height increase which will not result in any detrimental impact. The hipped roof reduces the bulk on the eastern side. On the west side the increased bulk of the two storey extension is hipped in from the side and the ground floor and first floor are set back from the property frontage. The two front projections have been amended to be reduced in depth. The applicant's agent advised that these were the main feature of the building design, they still remain a prominent feature but as reduced to a 1.7 metre projection this is considered acceptable. The side, single storey building adjacent is forward of the new building frontage.

Residential amenity

The main properties to be affected by the proposed development are those either side of the site and to the rear. The application site has a limited garden area and neighbouring properties are close to the boundaries of the site.
To the west is a similar chalet bungalow with garage to the side. The two storey extension will be built close to the boundary with this property with a 1 metre gap maintained. There is as existing a large side window at the neighbouring property facing the side wall of the proposed extension. The building will become closer and slightly enlarged in width and higher however on balance this relationship is considered acceptable. Spacing will still remain between the properties and no windows are proposed on the side elevation of the proposed building. The side roof light will be conditioned to be obscurely glazed and non-opening. The proposed rear extension is 3 metres in depth and will not extend beyond the rear of the adjacent property to the west. The front projection will have no adverse impact either as the side extension provides separation. The extension has set back from the front in line with the neighbouring garage.

To the east the two storey dwelling on the corner of Beach Green and Kings Walk is close to the boundary of the site. This building is divided into flats. The west elevation of the neighbouring property is clearly visible from within the rear garden of

the application site. There is a dormer which has an obscurely glazed window and other rear windows along this boundary. Adjacent to where the building will be increased in bulk and depth there are no windows to be affected. These windows are adjacent to the single storey section of extension which will not impact here, being limited to 3 metres and at single storey only. There is a side bedroom window proposed which will face onto the blank side roof slope of the neighbouring property. This window is secondary so can be obscurely glazed to avoid an unneighbourly impact. As with the other side the side roof light is also to be obscurely glazed. No overlooking or significant loss of light or overbearing impact will occur here, taking into account that the properties are as existing in close proximity and overlooking toward the application site occurs as existing.
Visible from the rear garden of the application site and in close proximity to the rear boundary is the neighbouring property in Kings Walk, a rendered grey and white contemporary style property. This property is at an angle to the property with no direct overlooking occurring. The proposed dormer and first floor windows will face toward the boundary of this neighbouring property; however due to the position of the neighbouring windows and the relationship between the properties there will be no degree of overlooking or loss of privacy that would warrant a refusal in this case. The rear dormer was considered to be overly large and has been reduced in scale to provide a development in scale with the roof slope. The single storey extension is slightly deeper than the existing single storey extension. There will be no greater impact than existing.

Vehicular Access

The existing vehicular access is to the western side of the site. It is proposed to centralise this as shown on the block plan this will result in no highway safety issues and no visual or residential amenity impact

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials render and tiles
4. Hours of work
5. No additional windows on the east or west of the building.
6. The windows and rooflights of the east and west elevations of the building shall be obscurely glazed and high level opening only.

7. No part of the development shall be first occupied until such time as the vehicular access serving the development has been constructed in accordance with the approved plans.

Is recommendation contrary to letter(s) of representation N

1.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.
2. The applicant is advised to contact the operator of the telecommunications pole to organise the moving/relocation works.
3. Highway licence required.

Case Officer: Hannah Barker Date: 16th July 2024

Authorised by: Peter Barnett Date: 16 July 2024