90 Church Green

90 Church Green, Shoreham-by-Sea, BN43 6JU

Planning Statement

Adur District Council,

This letter is written in support of a Householder planning application at 90 Church Green for internal alterations and extension of the existing two-storey dwelling. The proposed works are required to ensure the dwelling functions as needed for a young family with children. Increasing the size of their private garden space to the rear of the property will further support this.

The application site forms part of a small cul-de-sac accessed from Middle Road. The cul-de-sac offers a consistent material palette of brick, wall hung tiles and clay roof tiles. There is a good mixture of houses, with the development ranging from semi-detached houses to terraced street scenes. The private amenity space, parking arrangement and landscaping in front of the dwellings varies from plot to plot. The existing semi-detached dwelling provides an open plan ground floor space with a living room, dining area and kitchen space. On the first floor, two bedrooms, a family bathroom and small office space. Given the convenient location to local schools for the applicants children, the family have looked at their options of retaining the property, whilst carrying out some alterations to ensure it meets both their current and future needs.

The application site measures 0.02 hectares and is situated on a corner plot towards the end of the cul-de-sac. The cul-de-sac's boundaries are formed by industrial units, a college and sports fields. The site also offers a single garage and a modest private rear garden.

- The application site is entirely within Flood Zone 01.
- The site does not sit within a Conservation Area and there are no listed buildings or other designated heritage assets within or adjacent to the site.
- There are no Tree Preservation Orders in place for trees within or adjacent to the site.

The proposal consists of a two-storey side extension along the West elevation. Working with the existing site constraints, the new building line aligns with both the single garage to the plot as well as the front facade of plots 88 and 89. This has been considered to ensure these plots remain legible upon approach and to retain soft landscaping along the front and side boundaries which can be referenced across the wider context. This rationale has helped shape the design despite the position of the plots across the cul-de-sac varying considerably. On the ground floor, the size of the entrance hallway has been increased in comparison to the tight nature of the existing. The kitchen and dining space has been increased to function as required for the current owners and a utility and WC have been added as this accommodation is currently not provided. On the first floor, an additional bedroom is provided to ensure their children do not have to share and the office space is increased to meet space standards so when needed, can act as an additional bedroom space. As shown on drawing 23.49_PL101, where possible, the proposals work with the existing internal arrangement. The style and proportion of the new windows and doors match the existing and can also be noted across the local vernacular. The materiality of brick, uPVC window and door frames and clay roof tiles match the existing to minimise the impact of the scheme.

The proposed site plan incorporates the existing garage within the rear garden, with new access provided with repurposed patio doors from the existing dwelling. This space will convert the existing garage as a multifunctional space for an office as well as a sun room for the children. Given the size of the existing garage, it was never suitable to accommodate a car and has therefore been used as an external store by the applicants.

As recommended within the Co-ecology Bat Survey and Assessment Report, native plants will be planted within the ownership boundary, bee bricks will be integrated within the proposed extension and a two bird boxes will be installed along the north facing elevation to favour sparrows and starlings.

Following a review of the local site constraints, the Adur District Council's Design Guide to '*Extensions and Alterations to Dwellings*' has been carefully considered and the design points incorporated. These are outlined below. Adhering to the planning principles will ensure the proposal will not have an adverse effect on neighbouring properties and to also ensure the extension will not be detrimental to the dwelling itself.

- ***Privacy*** *- the proposal should not result in direct overlooking of rooms in neighbouring properties, nor excessive amounts of overlooking of garden areas.* The proposed extension will be over 15m away from the front facade of neighbouring properties and the windows along the rear elevation are not viewed to create an overlooking problem as they reflect the existing.
- ***Daylight*** *- any proposal should not reduce the daylight to neighbouring properties to an unacceptable extent.* Due to the existing position of the building and the orientation, the proposal will not reduce daylight to neighbouring properties.
- ***Outlook*** *– the fact that a neighbour may be able to see an extension would not in itself make a proposal unacceptable, the outlook of neighbouring properties should not be dominated by the extension since this could be overbearing and oppressive. However, the loss of a distant view would not normally be considered a valid reason for refusing an application.* Similar to the daylight reasoning, due to the existing position of the building and the orientation, the proposal will not have a negative impact on this.
- ***Garden Size*** *- The Council will wish to ensure that any proposal does not result in an over-development of the site. An adequate amount of garden should therefore be retained both for the use of the occupiers of the property and to prevent a cramped appearance. A rear garden of 11m depth should normally be retained where possible.* For this reason, and for reasons of overlooking and over bearing, a rear extension was not proposed. The proposal seeks permission to relocate the boundary wall within the ownership boundary to increase the size of the private garden space.

- *The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally.*
- *External construction materials should usually match in colour and texture the materials of the existing dwelling.*
- *Windows or other openings should be in scale with the extension and should be in line with and match the proportions and style of existing windows.*
- *On a dwelling with a pitched roof, extensions should also have a pitched (or lean-to) roof if they are visible from the street, from a public place, or are two-storey extensions.*
- *Existing trees should usually be retained since they make a significant contribution to the visual amenity of an area and can soften the impact of development.*
- *Side extensions should be set back at least 1m from the side boundary. This is particularly important in the case of two-storey extensions since, if adjacent dwellings were both extended up to the side boundary, it would create a "terracing" effect which would destroy the existing character of the area.* The proposed extension is set back at least 1.2m (narrowest dimension).

- *On corner plots, side extensions may obstruct the view of car drivers and highway safety requirements will need to be looked at carefully.* Given the speed limit in the cul-de-sac this is not seen to be an issue.
- *Side extensions being clearly visible from the road should be designed to closely match the existing dwelling. In particular they should have a roof in keeping with the existing dwelling which, in most cases, will mean a pitched roof.*
- *The extension should usually be set back slightly from the main front wall of the dwelling to create a visual break and ensure the extension is subordinate to the main dwelling and to avoid difficulty in matching wall and roof materials.*
- *If, as the result of a side extension, a parking space would be lost, this may need to be replaced elsewhere within the curtilage of the dwelling.* There is an existing area of hard landscaping in front of the existing garage used as a parking space, however, this space does not meet the necessary size requirements, resulting in the owners car partially obstructing the pavement. The loss of this area of hard landscaping will not increase on street parking as their is a large shared 'car park' to the rear of the property which can be used by the applicants and their neighbours. The existing area of hard landscaping does not meet the Design Guide's requirement of *hardstanding of 6m in length in front of a garage so that cars waiting to enter will not obstruct the highway (pavement or road) and also to provide sufficient external space for cleaning and maintenance purposes.*

Multiple planning applications have been submitted and approved across the various properties forming the cul-de-sac which have been reviewed and considered.

- **AWDM/0292/22 -** Single storey rear extension.
- **AWDM/1336/21 -** Two storey rear extension.
- **ADC/0194/07 -** Two-storey side extension and single-storey rear extension (replacing conservatory).
- **SU/25/04/TP/21014 -** Two-Storey Front Extension And Single-Storey West Side Extension.
- **SU/20/00/TP/18383 -** Single-Storey Rear Extension.
- **SU/32/99/TP/17848 -** Single-Storey Rear Extension.

A review of the Adur District Council Local Plan has been carried out to review planning policies relevant to the proposed development and to consider the wider impact of the scheme.

Adur District Council Local Plan (2017)

- **Policy 15 Quality of the Built Environment and Public Realm** - Development should be of a high architectural quality and respect and enhance the character of the site, and the prevailing character of the area, in terms of proportion, form, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping. Development should:
- Enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping and layout of the development;
- Include a layout and design which take account of the potential users of the site;
- Make a positive contribution to the sense of place, local character and distinctiveness of an area; and not have an unacceptable impact on adjacent properties, particularly residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook or open amenity space;
- Have acceptable parking arrangements (in terms of amount and layout);

When considering applications for extensions or alterations to dwellings, proposals will be expected to comply with the criteria contained in the Council's adopted Development Management Standard No.2 "Extensions and Alterations to Dwellings" (as amended or superseded by other Council guidance in force at the time an application is considered) or any other appropriate national standard.

- **Policy 31 Biodiversity** - All development should ensure the protection, conservation, and where possible, enhancement of biodiversity, including nationally and locally designated sites, Biodiversity Opportunity Areas (BOAs), marine habitats and other Biodiversity Action Plan (BAP) habitat areas, wildlife corridors, and protected and priority species. If significant harm cannot be avoided (by locating development on an alternative site with less harmful impacts), then such harm should be adequately mitigated. Where it cannot be adequately mitigated then such harm must be compensated for. Where it cannot be compensated for, then planning permission should be refused.

Overall, the proposal is considered to be an effective manner in which to develop the site. The development is of a high quality design that incorporates contemporary features, whilst respecting and integrating with the character of the surrounding area. The proposal therefore accords with both local planning policies and Adur District Councils Design Guide - which has been a useful document in developing the proposals. We believe the proposed design is a sympathetic response to the applicants needs and responds well to the context, neighbouring properties and site constraints.

We have tried to include as much information as possible within this application to ensure a smooth determination process. However, if you require any further information, then please don't hesitate to get in touch with us. We wish to positively engage with the Council during the determination of this planning application and we will contact the Case Officer once they have had the opportunity to review the submitted information.

Yours Faithfully,

Ashley Harrison
Director & Architect