Expiry Date - 29-07-2016

Development Control – Delegated Officer Report

Application Number: **AWDM/0859/16** **Recommendation – APPROVE**

Site: **59 Beach Green, Shoreham**

Proposal: **Two-storey side and rear extension to form a 4-bedroom dwellinghouse with flat roof (Existing garage and front porch removed)**

Neighbours checked: Y
Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached two-storey building on a corner plot. It is of an asymmetrical design with a dormer facing east and front porch. There is a free standing garage alongside.

The proposal involves re-modelling the building in a resultant 'modernist' contemporary design, which would measure 7 metres in height, 14.6 metres in length, and 12 metres in width. The concept would be a series of 'twisted boxes'. The existing house, which is yellow brick, will be rendered – with the existing windows replaced and framed. The infill panels between windows will have timber cladding. The middle section will have horizontal timber cladding and the eastern section a dark brick. The garage will be a combination of dark brick and grey render.

The application site is in an outer suburb of Shoreham, residential in its character and close to the beach.

Relevant Planning History

AWDM/0502/15
Re-modelling and extending of existing house to form a 5-bedroom house. New boundary walls 1m high to front and sides and 1.8 m high to rear and sides. Proposed additional crossover from Mardyke (side access road) for safer access to property. Proposed swimming pool.
Refused 02-06-2015
Appeal Dismissed

In relation to 57 Beach Green:-
AWDM/0924/15
Proposed two storey front extension and single storey side extension with pitched roof
Approved Conditionally 21.12.2015

Consultations

Adur & Worthing Councils Environmental Health contamination officer: *Precautionary condition and PFA informative*

Representations (summarised)
Support received from 20 Ship Street and 33 Old Fort Road: *Examined plans and know site well. Offer my support, for the reasons Shoreham is a thriving town and there is considerable demand for housing here. More and more often developers are buying up land and building multiple dwellings on plots personally consider too small. Plans show a bold, modern family home, the design shows consideration to a corner plot. Keeping most of the original structure is a nice nod to the environment, much better than tearing to the ground and building from the ground up. Site well chosen. Good sized corner plot with small 1950s detached house in need of significant updating. Family-sized houses rarely come available on the beach. Much improved design in line with other new developments in Shoreham Beach.*

Relevant Planning Policies and Guidance

National Planning Policy Framework
Adur Local Plan (saved policies): AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The existing dwelling is located on a corner plot with an open and spacious character.

In his appeal decision the Inspector did *'not consider a dwelling, extended and re-modelled, even of a contrasting design, better conceived than the existing to reflect the context of its location, would necessarily be out of place here.'*

A contemporary re-modelling approach to the redesign of the building would therefore not be resisted.

The development would serve to increase the overall visual mass of the building and significantly change its architectural character. However, as before, the proposed extension would be to the east side, rear and to a limited extent the front, so the house as extended would not significantly impact on the spacious nature of the front and side gardens open to public view.

The Inspector noted that to slightly increase in height of the lower sections of the new boundary wall to 1 metre would not be harmful in this location.

In the amended scheme, all of the elevations viewable from the public street are equally well articulated.

The latest proposal looks to retain the majority of the existing house, with the design concept being a series of boxes that are twisted and sit at different heights to create visual interest. The extension steps down as it moves away from the existing building, to remain subservient to the existing property. This 'twisted box' design retains satisfactory distance between the remodeled property and its adjacent neighbouring buildings on either street scene to ensure the scheme would not appear cramped (including in the scenario that the extant planning permission at No. 57 is built out to form the approved dual gable frontage).

This over-lapping form, as well as the suggested use of exterior materials applied to each of these boxes, helps tie the proposal together and make sure the design of the west and south elevations are consist with each other, with a render finish and a framing of window and door openings. Soft landscaping with tree specimens will enhance the setting of the new building.

This design concept is a successful response to the failure of the previous scheme to address only Beach Green. In it, the west elevation had limited modelling and lacked fenestration and would have appeared as a secondary elevation. It was a lost opportunity to reflect and reinforce the junction of two roads, and failed to respect its relationship with the bungalow to the rear. This amended scheme now takes that opportunity and satisfies the requirements of the National Planning Policy Framework including paragraphs 56 and 57 of, as well as local plan policies relating to design.

Residential amenity – future occupiers

Future occupiers would benefit from logically laid out interior with satisfactory room sizes. The garden would continue to provide sufficient private outdoor amenity space.

Additional planting would provide sufficient privacy for future occupiers.

Residential amenity - neighbours

The neighbours most affected by the proposal are those to the east and south (the development is physically distant from the remainder, including by way overlooking).

No. 8 Mardyke is a detached bungalow. It is orientated at 90 degrees to No. 59 with its principal elevations being to the street (west) and its rear garden (east). It has a series of secondary windows in the north elevation that faces 59. It is set in by about 1.8 metres or so from common boundary.

No.57 Beach Green to the east is a detached two-storey house that has been extended to the rear, with a two-storey addition and single storey conservatory. Its principal elevations are to the south and north. Currently, there is a single first floor window facing east, onto the application site, which does not serve as a principal light source to a habitable room. Additionally, this building benefits from an extant permission (AWDM/0924/15 refers) for a two-storey side extension.

The west elevation of this extension would present only four windows in its elevation, two of which would be high level. None would serve as the principal light source to habitable rooms.

When assessing the severity of impact arising from the previous scheme, the Inspector did not believe the previous scheme would harm the living conditions of either adjacent occupier, although it was acknowledged the new development would be overbearing to some degree. The Inspector's decision carries significant weight in determining the acceptability of any subsequent scheme.

The massing and bulk of the latest proposal is comparable with the previous scheme, affecting those same parts of adjacent neighbouring buildings. The retained separation distance and more particularly the principal orientation of the conservatory to the south and the views this offers over the rear garden, means the proposal would not have such a significant overbearing impact, or result in such a loss of light or outlook, as to cause demonstrable harm to the neighbour's living conditions.

Windows in the eastern side elevation of the current proposal have been kept to a minimum, and can be obscured glazed. Any further views/overlooking onto No. 57 would be oblique in nature, with intrusive loss of privacy avoided.

There is a fair amount of fenestration in the southern elevation, including that serving the second bedroom. However, the inspector did not believe harm would arise onto the neighbour previously and the amount and nature of fenestration in this latest scheme is comparable to the previous one. This is because the fenestration in the north facing elevation is secondary, with the principle outlook and aspect of this property not materially affected.

Contamination

The extension next door was not subject to a precautionary contamination condition. The nearest identified site of contamination on the Council records is 88 metres distant.

An informative is a proportionate tool to raise the applicant's awareness of the risk if contaminates are discovered.

Flood Risk

The entire site is at risk of flooding (zone 2) with the risk of fluvial and tidal flooding greatest at its north end (in flood risk zone 3a).

The application package states flood proofing and resilience and resistance techniques are incorporated, but not details have been provided.

In any case the finished floor levels are no lower, so no human health would be put at greater risk from flooding compared to the existing situation.

Highways and Accessibility

There would be ample space on site to accommodate the parking demand generated by occupiers.

As before, a new dropped kerb will be from Mardyke, avoiding the need to reverse in and out of the drive from Beach Green. Mardyke is a quiet short street in which a further vehicular access onto it would not present a highway safety concern.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Exterior materials/finishes to be agreed
4. Planting done prior to occupation. Tree specimens 2-3 metres at time of planting
5. Notwithstanding "pd" no windows/openings at first floor in south and east elevations
6. First floor windows in east elevation be obscure glazed

Informative

1. *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.*

2. *Contaminated land*

3. *PFA*

Is recommendation contrary to any representations?

Case Officer signed: Matthew Porter Date: 13-7-2016

Authorised and signed by: Peter Barnett Date: 15 July 2016