PC
12/2/08.

Expiry
10/3/08.

Development Control – Delegated Officer Report

Application Number: ADC/0022/08 **Recommendation – Refuse Application**

Site: **229 Harbour Way Shoreham-by-Sea West Sussex BN43 5HZ**

Proposal: **Addition of a first floor (converting bungalow to house) and enlargement of garage**

The Application

The site is located within the built up area of Shoreham Beach. The Shoreham beach area as a whole comprises of an eclectic mix of properties varying in style, design and scale. However this particular area including and surrounding the site does form part of an area of distinct and quite uniform character. The bungalow is within a row of four almost identical bungalows which is within a row of six bungalows all of modest single storey design. On the opposite side of the road is a crescent of uniform two storey terraced buildings with asymmetric roofs.

The existing bungalow is of a pitched roof design with an existing flat roof garage to the south. There is a front driveway with vehicular access from Harbour Way and a dwarf wall which encloses a front garden area. There is a flat roof rear extension as existing with a balcony above which is accessed from the side of the bungalow via an external staircase. The bungalow currently has three bedrooms.

Permission is sought to add a first floor extension to the existing bungalow. A gabled, pitched roof is proposed with the maximum height being increased from 4.7 metres to 7.3 metres. The proposed extension will provide main living accommodation at first floor level with the main aspect to the rear (east) with access onto a rear balcony. The rear elevation will be mainly glazed, with a proportion of glazing also to the front combined with white timber boarding. The side elevations will also be predominantly clad with timber boarding.

Three bedrooms will remain at ground floor level with two bathrooms and a study.

Consultations and Representations

Third Parties: - Three letters of objection have been received from local residents objecting for the following reasons: -

- Development would spoil the roofline of the row of 6 bungalows.
- There would be overlooking into an adjacent bedroom.

- This will set a precedent for further bungalows becoming houses which will change the character of the area and set a precedent for further similar development.
- Development is out of scale and unsympathetic with adjacent buildings.
- Loss of privacy to houses on Harbour Way and the houses on the North side of Kingston Bay Road.
- Proposal will block light to bedroom and greenhouse of 227 Harbour Way.
- The separation between the two properties is limited.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1, LOC1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including 'Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The proposed extensions and alterations will result in an increase in the height of the roof of the bungalow to form a two storey dwelling. This combined with the change to the design and materials used will result in a large and bulky building which in this case is considered to be unsympathetic to the character of the surrounding built environment. As stated above the uniform character of this particular part of Shoreham Beach is distinctive and the proposed increase in height and change to the character of this bungalow, which is within a row of six modest bungalows, is considered to be detrimental to the visual amenities of the locality. The proposal is out of keeping and may also set a precedent for similar development within this row of properties, which would be difficult to resist, should permission be granted in this case.

The proposed development will result in an overly dominant building which does not relate to the character of the bungalow and will not be subservient in design or scale to the existing building.

Residential Amenity

The main properties to be affected by the proposal are those either side, no. 231 to the south and 227 to the north, both are of identical design to the application site when viewed from the front.

It is considered that there will be an overbearing impact on the properties on either side due to the increased height and bulk of the building. There are some windows on the side elevation of both neighbouring properties which will face onto the proposal and there will be increased loss of light to these windows as a result of this development.

The proposed development will be dominant within the street scene and clearly visible from those properties opposite. It is acknowledged that there may be a loss of view due to the increased height of the building however this is not a planning consideration. Due to the distance between the dwellings opposite of a minimum of 36 metres and the height of the proposed development there is not considered to be any loss of light of overbearing impact to these properties.

Recommendation

REFUSE on ground that :-

1. The proposed alterations and extensions, by reason of their large size and unsympathetic design, would be out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the built environment of the locality and residential amenities of the neighbouring properties, therefore conflicting with polices of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7)

Case Officer...PBarker.....Date...4/3/08.....

PB 6/3/08