architectural & quantity surveying services

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ADUR & WORTHING
PLANNING SERVICES

PLAN	AWDM/ 0608/15
DATE VALID	- 5 JUN 2015

Re-application – AWDM/0329/15

DESIGN STATEMENT

Site Address: 20 The Burrells, Shoreham-by-Sea

Proposed Works: Proposed single storey rear extension and loft conversion (including front and rear dormers).

Previous Planning Application:

A previous application was submitted in February 2015 (AWDM/0329/15) but was withdrawn after advice from the Planning Officer, Matthew Porter. The neighbours had concerns over the size of the rear dormer and therefore the client was advised to withdraw the application and re-submit a new application that included a smaller rear dormer. The client was keen to appease the neighbours and has fully cooperated with the Planning Department.

Existing:

The existing property is a 2/3 bedroom semi-detached bungalow with an integral garage, a covered side porch / lean-to and rear sun room. The front door is accessed through the covered side porch. The front elevation is finished in render and the side and rear is facing brickwork. All the windows/doors are UPVC and the rear garden is east facing. The client would like to modernise the dwelling and incorporate the design features that are now standard in the Shoreham Beach area.

Proposed:

The owner would like to increase the living area to the ground floor by extending at the rear by 2.65m from the existing rear wall. The client is aware that the extension possibly could be undertaken as Permitted Development.

The proposal is to also move the main access door to the front of the dwelling and to provide a large hallway. Currently the front door is accessed through an enclosed side porch / lean-to. The owner would like to the access the dwelling from the front for security and aesthetic reasons.

The second proposal is to convert the large existing loft space. Again the client is aware that a large rear dormer could be undertaken as Permitted Development.

However, this proposed extension is included with the other proposed extensions so the design is balanced and complements the existing building. The loft conversion is proposed to create 3 bedrooms and a bathroom at first floor level and to provide an open galleried landing. The front dormer is smaller and set well back from the front external wall. This will ensure the front dormer will fit well within the front elevation and provide the feel of a chalet bungalow. The flat roof will provide a modern appearance and will be finished with boarding to be agreed with the Planning Authority. The fascia will be aluminium capping to match the colour of the new windows.

The rear dormer, as per the Planning Officer's requests, has been significantly reduced and will also be set back by 1.0m from the existing rear wall. All materials will match the existing. The glazing will be powder coated aluminium which will match many properties in this area.

Context:

Shoreham Beach is full of individual properties that have evolved over a period of time. The Beach provides designers and Architects the chance to experiment of various design features and appearances. The client would like the opportunity to modernise the dwelling and use the modern design elements that have already been used on the Beach.

There are a number of examples of dormers and extensions to properties and two storey properties in the surrounding area. Attached to this design statement is a photographic record of various designs within the area. Please note that many bungalows have been converted into chalet bungalows and updated to a contemporary design. This includes front dormers with flat roofs, render and large amounts of glazing. These features have been included within the design of No. 20 The Burrells.

Amount:

The proposal is to extend the rear by 2.65m from the existing rear walls. The width of the extension will be 9.8m and the height will be 2.8m. The floor area created on the ground floor will be 45m^2.

The floor area created on the first floor conversion will be 51m^2 (the previous application was 75m^2). The width of the dormer at the front will be 4m and the rear will be 7.0m (the previous application was 9.0m)

Planning Policy:

Local planning policies are set out in the Adur District Local Plan 1996 and Supplementary Planning Guidance Extension and Alterations to Dwellings Development Control Standard No.3 both of these documents are dated i.e. around 20 years old.

Policy AH7 of the Adur District Local Plan 1996 states:
Extensions and alterations to existing houses and bungalows will be expected to be designed so that:

a) Proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;
b) The design and materials are sympathetic to both the original dwelling and the area in general;
c) The proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;
d) Access and car parking provision is acceptable under Policy AT12, and
e) Proposals accord with the standards adopted by the District Planning Authority.

The proposed extensions are in accordance with Policy AH7 as demonstrated below. The proposed extensions will not have an unacceptably adverse effect on neighbouring properties.

The proposal does not result in direct overlooking of habitable rooms as there are no properties to the rear of the site, and there are no proposed windows along the southern boundary of the site. The closest new window is 7 m to the north and it will include obscure glass. The proposals will not result in excessive overlooking of neighbouring gardens due to screening on the boundaries. In addition, the existing properties to the north are all two storey houses and all have direct views into the garden on No. 20 The Burrells.

The proposal will allow for 11m (depth) of garden to the rear of the property asset out in the SPG. The scale of the proposals will not have an overbearing or oppressive effect on the outlook of the adjacent properties The height of the proposed extension will not be above the ridge height of the roof.

Parking Standards:

The proposal does not alter the access or the parking provision of the site. At the front of the property there is enough space for two cars and the garage is to be retained providing space for an additional vehicle. The proposal is therefore in accordance with local parking standards.

Scale:

As mentioned above, the front dormer will be in proportion to the existing large roof slope and therefore will have little impact to the front elevation. Other dormers in the area and The Burrells have been previously approved by Planning.

Landscaping:

The front and rear gardens will be modernised to match the proposed design of the new extensions.

Appearance:

The owners have a growing family and the existing semi-detached bungalow is in need of modernisation. The external appearance is an extremely important feature to the owners and therefore they have considered many various design options. Many

properties in the area (under Permitted Development) have added large bulky front and rear dormers and simply clad them in plain tiles. These now look tired and in need of modernisation especially in the beach environment. After looking very closely at other dwellings on Shoreham Beach, the client would like to emphasise the modern design at the rear but soften and compliment the property at the front. We are aware that the dwelling is semi-detached and therefore any proposals at the front would need to be in keeping with the neighbouring dwelling. We feel that the front dormer is not obtrusive and will not unbalance the pair of dwellings.

Conclusion:

Overall the proposed extension would not have an unacceptable adverse effect on neighbouring properties. The proposal will not result in the significant loss of daylight nor will it create an overbearing effect on neighbouring properties. The design of the proposal is in keeping with the current style and materials of the property and surrounding area.

The proposal is in line with local planning policies and there are no material considerations which would prevent the application from being approved.

Once again, the previous proposal included a very large rear dormer and several neighbours decided to raise objections against the size of this dormer. Therefore we were advised at the time to withdraw the application and re-submit with a significantly reduced dormer to the rear. The client has accepted this decision and has agreed to reduce the dormer in line with the Council's advice.