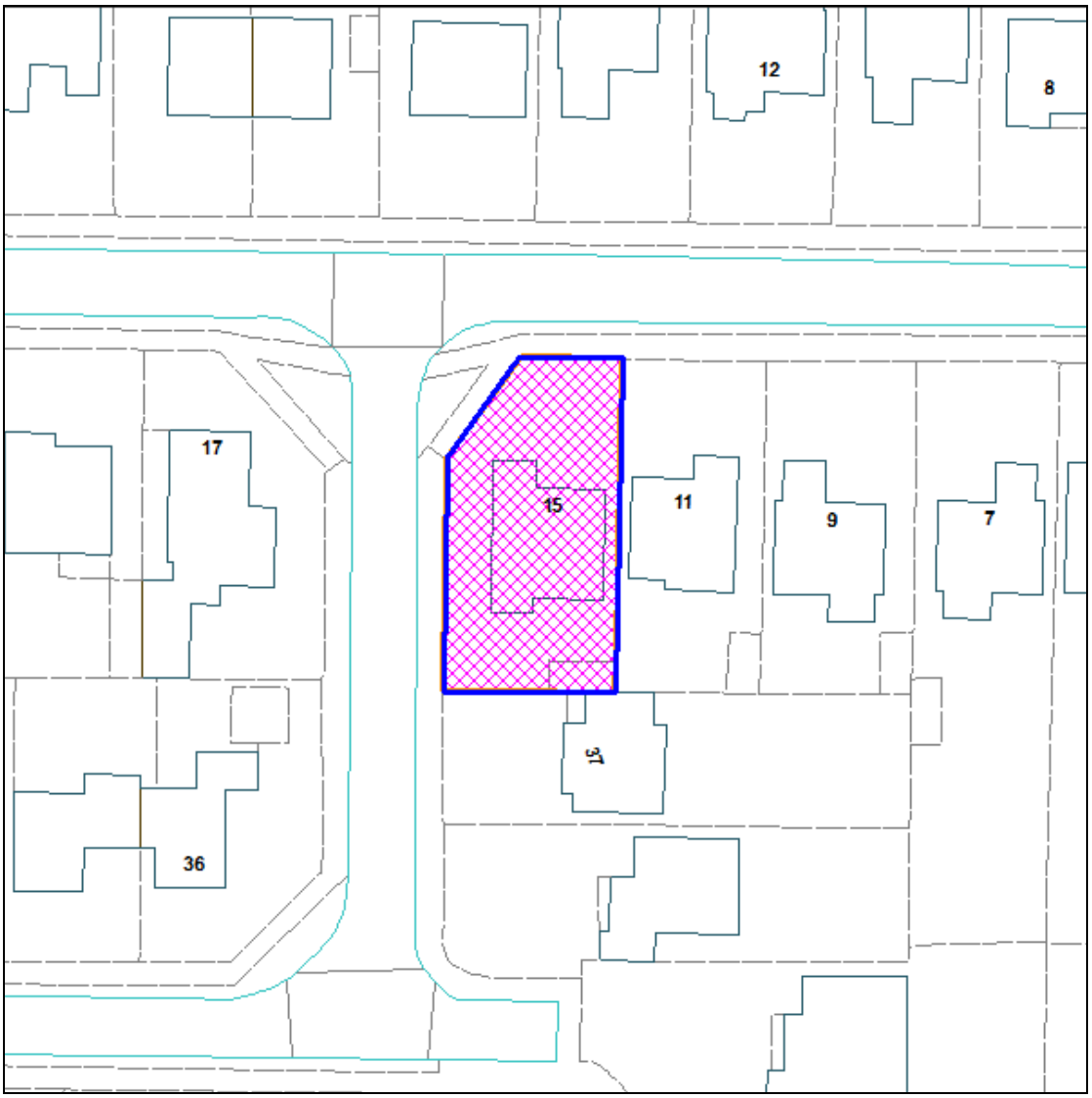
Application Number: AWDM/0086/19 **Recommendation – Refuse**

Site: **15 The Marlinspike, Shoreham-by-Sea**

Proposal: **Remodelling of bungalow to form two storey dwelling including single storey rear extension and new first floor flat roofed extension to replace existing pitched roof.**

Applicant: Ms Ally George Ward: Marine
Case Officer: Eve Hearsey



Not to Scale

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Proposal, Site and Surroundings:

The site is situated within the Shoreham Beach area, with The Marlinespike running parallel to Old Fort Road, which is approx. 100m to the south. No. 15 The Marlinespike is a detached bungalow on a corner site with East Meadway to the west.

The front entrance door to no. 15 is facing onto East Meadway. The roofslope of the elevation directly facing The Marlinespike has a wide flat roof dormer, within an asymmetrical roof, i.e. gabled next to no. 11 The Marlinespike, and hipped to the elevation facing East Meadway. The building also has a forward facing single storey gabled section. There is a rear flat roof dormer and a rear conservatory.

The Marlinespike itself comprises predominantly red brick, pitched roof bungalows with many having flat roof dormers within their roofslopes, while the adjoining East Meadway comprises predominantly two storey dwellings of various designs.

The shape of the footprint of no. 15 is very nearly a rectangle, with the front north-west gabled section pulled forward.

The application seeks permission to remodel the existing form of the dwelling by:-

Ground floor:

1. removing many of the internal walls;
2. removing the rear conservatory;
3. squaring the dwelling off with an extension where the conservatory was positioned;
4. bricking up some of the ground floor windows and introducing newly positioned and different sized windows;
5. install a wraparound corner window on the north/west corner facing to The Marlinespike and East Meadway;

First floor:

1. remove the existing roof dormers;
2. remove the roof;
3. construct a square, flat roof dormer which will be of a large footprint than the existing dormers and will overhang the side, west, elevation;
4. provide a series of windows on the south elevation;
5. a wrap-around corner window on the north/west corner facing to The Marlinespike and East Meadway

Relevant Planning History: None

Consultations: None

Representations:

2 Letters of Support – 7 The Marlinespike and 37 East Meadway

- This is an exciting design for the Marlinespike.
- Modern yet sympathetic to the surroundings
- Hope it is approved
- Proposed design will be a big improvement on the tired and dated existing property
- In keeping with other developments on the Shoreham Beach

2 Letters of Objection – 14 and 16 The Marlinespike

- The proposal would radically alter the design, character and appearance of the current chalet bungalow so that it is unrecognisable from the original
- Detrimental effect on other properties in the road which, although differing slightly from each other, still retain the character and original features of the era in which they were built, late 1950s and early 1960s
- Unclear from the plans, but also concerned that the proposed alterations would considerably increase the height of the building and would block out more light than currently enjoyed at the front of my bungalow
- Does not conform in terms of design, appearance, materials or character
- The plans should be revised or refused

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

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 locality and the surrounding area.

Visual amenity

The Marlinespike is situated on Shoreham Beach with Old Fort Road situated approx. 100m to the south of the application site.

Unlike Old Fort Road, other than the provision of dormers and rear extensions, the dwellings within The Marlinespike are relatively unchanged, namely pitched roof bungalows.

The application seeks to alter the existing dwelling to become a modern, flat roof dwelling.

Currently, the existing accommodation comprises bedrooms facing the front and living rooms facing the rear (south), and the side elevation (east) is positioned approx. 1m from the boundary with No. 11. Windows/doors facing No. 11 are minimal with bathroom; side door and side elevation of the rear conservatory.

The separation distance from the rear of the bungalow to the neighbouring rear property, No. 37 East Meadway, is approx. 7m, with windows serving the rear conservatory; the lounge; and the first floor bedroom window facing south. A single storey pitched roof garage is positioned on the rear boundary with No.37 East Meadway and there is a timber boundary fence of approx. 2m height, both of which restrict overlooking onto the neighbouring properties.

Although the application states that it is remodelling the existing bungalow, in order to undertake the transformation, there would be very little of the internal walls remaining; and many of the existing windows and doors would be bricked up. A new side door positioned further north; a new rear (south) door; and a new entrance door at the north section, but facing east, will be provided. Most notably, the pitched roofs will be removed and the resultant dwelling will be flat roofed.

The rear ground floor extension will be to the same depth as the existing conservatory, but with the sliding glazed doors being to the south-west rather than the south-east of the current conservatory.

The properties to the east (No. 11) and south (No. 37 East Meadway) will thereby not be adversely affected by the proposed ground floor glazing.

The proposed first floor would be offset from the ground floor and would partially overhang the ground floor at the western end. The first floor will serve 1no. bedroom with an en-suite, and the main windows from this room will face south; with a further window (obscure glazed) on the east elevation; and a wraparound high level window on the west and north elevation.

The design of the building would be overtly modern in this traditional suburban street, its impact exacerbated by its prominent corner position. The front elevation lacks interest with only three high level windows at ground floor and one at first floor providing any relief from an otherwise blank façade. Dark cladding is to be used together with areas of render and the use of a gabion faced wall in wire cage. While such materials are present elsewhere on Shoreham Beach, they would be alien features in The Marlinespike and would not be in keeping with the more traditional use of materials which characterises the dwellings in the street.

The Marlinespike comprises predominantly detached bungalows some with and some without dormer and rear extensions. This street has not been disturbed by more ‘modern’ changes to their main characteristics. Thereby notwithstanding the addition of a dormer or two or even a small ground floor extension, they are still bungalows with pitch roofs.

East Meadway largely contains detached two storey dwellings, many of which have been altered and many have variant design, and there is a purpose built flat roof apartment block with associated flat roof garages within the complex but, again, the overall character and appearance of the street scene has not changed.

There is no doubt that changes to the existing and new properties have occurred within Old Fort Road, where there is a sea change in building design and materials, but this road is not adjoining the application site, but is divorced from it with East Meadway itself forming a barrier between them.

Paragraph 130 of the NPPF states that:

"*Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents*."

Paragraph 131 goes on to advise:

"*In determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area,* ***so long as they fit in with the overall form and layout of their surroundings***."

It is thereby concluded that the change in built form proposed on this corner site at The Marlinespike would represent an alien built form in the street scene which would be out of character with its surroundings.

Residential amenity

The windows that are proposed within the new dwelling have been positioned so as not to result in unacceptable overlooking to the neighbouring properties indicated above. There has been consideration given to its relationship with the contiguous dwellings and thereby there is a general reduction in windows, or the ones that have been put in that may result in some form of overlooking are either high level or obscured. The ones on the ground floor to the south will view onto a fence and an existing garage, thereby not resulting in material harm to the neighbouring property.

Recommendation

REFUSE for the following reason:

1. By reason of its design, form and use of materials and its position on a prominent corner site, the remodelling of the bungalow proposed will result in an overtly modern building which will be out of character with the form and appearance of neighbouring buildings and detrimental to the wider street scene. It is therefore contrary to Policy 15 of the Adur Local Plan, 'Supplementary Planning Guidance' No.2 'Extensions and Alterations to Dwellings' and the relevant paragraphs of the National Planning Policy Framework relating to good design.