Expiry Date - 04/06/2010

# Development Control – Delegated Officer Report

**Application Number: ADC/0120/10** **Recommendation – Permit Application**

**Site:** **160 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HL**

**Proposal:** **Application for variation of conditions 03 and 04 of ADC/0455/08 (additional storey over original single-storey dwelling) to allow variations to fenestration in east/west elevations, and sunroom (condition 03); and formation of a new window in south elevation (condition 04)**

## The Application

### The Application

The application relates to a recently approved application for the extension of a 1960's flat-roofed bungalow located at the extreme eastern end of Old Fort Road, adjacent to the Old Fort.

Permission was granted for the erection of an additional storey over part of the eastern part of the existing single-storey dwelling to form a first-floor living room and bedroom that would make the most of views to the east (ADC/0455/08).

The extension has now been completed, however during the construction phase it was noted that amendments to the overall design had been made, hence the retrospective application being requested by the Council.

Permission is now sought for these amendments which consist of:

- The reduction in size of the west facing front window serving the ensuite bathroom in the bedroom. The window is now 0.9m wide, by 0.7m in height.
- The change in design to the proposed glazed stairwell, to include openable windows and a timber clad roof.
- The alteration in design of the summerhouse to enable a matching window type.
- The introduction of a new window, 1.4m wide, by 2m in height in the south elevation of the new first-floor living room, to enable more direct sunlight to access the terrace.

The applicants agent has submitted a very detailed Design and Access Statement: Within which he states, amongst other things, that the principle of the design is appropriate to the 'form follows function' ethos of contemporary design where faux elevation tricks, for example to force visual symmetry, are exchanged for an architectural honesty. Whilst taking the design of the

building from planning application drawings to construction stage drawings, we have had to ensure that a building 'fit for purpose' is provided and that sustainability aspirations are met, taking into consideration: ventilation, cooling, means of escape, health and safety and 'buildability'.

The reduction in scale of the bedroom window (west) is due to the increase in size of the bathroom and the reduction of wardrobe space requiring addition wall hanging area, and the need for a full height mirror. The smaller window no longer mimics the strip window in the west side of the living room and is a more honest approach to the design. There was a necessity to avoid air conditioning and the introduction of openable vents and a solid roof to the stair well allows the hot air to exit at high level. The introduction of a window in the south elevation provides additional sunlight to the terrace, visual relief, is fixed shut and obscurely glazed.

## Consultations and Representations

### Consultations/Comments

***Third Parties:*** There has been one letter received from the owners of No.181 Old Fort Road, located to the NW of the site. They feel strongly that retrospective planning decisions are made 'willy nilly' by the committee, which makes a mockery of the whole system, with developers and builders seeming to do just what they want, knowing that no enforcement of the original permission will take place. The reasons given for the changes are spurious and basically cosmetic and not as stated to make the building fit for purpose. The height of the southern extension appears to be slightly higher than on the application, although this may be an optical illusion caused by the vast area of timber cladding.

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

## Planning Assessment

***Policies***
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. Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' states that roof extensions should respect the scale, character and appearance of existing dwellings.

***Visual amenity***
One of the main concerns with the original proposals were, whether the proposed additional storey would integrate sufficiently well with the original dwelling to prevent it from looking out of character in design or incongruous. The way in which it was felt that this could be achieved was by the overall scale of the extensions being appropriate, the full cladding of the exterior in a similar material to that of the existing deep fascia of the original bungalow. Additionally it was considered a requirement that the old and new windows matched both in frame and opening style, and with regards to the eastern elevation the proportionate size.

In the main part the extensions have been built in accordance with the approved plans, the extensions are complete and all scaffolding and residue building equipment have been removed from the site, which enables a good view at the exterior of the building it its surroundings. The cladding of the building chosen was a planed cedar cladding with no colour treatment added. This has successfully enabled the extension to integrate with the appearance of the original dwelling. All of the windows in the original building have been replaced to match those in the new extension. Frame sizes and frame colour are all matching. It is not considered that the alterations to the size of the window openings in the eastern elevation, or the alteration in design of the sunroom have such an effect as to make the extension unsympathetic to the design of the original building. The addition of the opening vents in the stairwell make the glazed box a little more fussy, however given the overall scale of the extension this is not considered to be particularly noticeable.

The main concern is with the window in the west elevation serving the ensuite for the new bedroom. This has been reduced in size dramatically. The original permission showed a strip window that matched in proportion that in the west elevation of the livingroom. As originally approved it would have been 3.7m in width, as apposed to the existing 0.9m. It was considered that this window broke up the mass of the timber clad box in a way that prevented it from appearing unduly large or dominant. The original window served an ensuite bathroom and wardrobe equal in size and centrally located.

It is appreciated that the alteration of the internal room layout has resulted in the former window now being impractical for the use of the interior, and that that is the reason the smaller window has been introduced. The alteration to the bedroom window clearly has no effect on the overall size of the extension, and as described above, the extension integrates well into the design of the

original dwelling. The bedroom itself is lower in height and is less dominant than that of the living room, and a smaller window seems more appropriate for the overall scale, in comparison to the larger living room. It is therefore considered that, on balance, the change in the window size does not result in a change to the overall success of how the extension relates to the design of the original bungalow, and it is therefore acceptable.

***Residential amenity***

One of the main reasons the first application for the extensions (ADC/0352/08) was withdrawn was due to the effect on the privacy of the dwelling directly to the south (No.158). An open terrace was proposed in the SE corner of the extension and it was considered that this would lead to an unacceptable level of overlooking of the rooms and side garden of the adjacent house. The current proposed amendments show the addition of a window in the south face of the extension which serves to give more light to the east facing terrace. The window is fixed shut and glazed with an obscured glass. Provided that this remains the case and is secured by a relevant planning condition it is not considered that there would be an adverse effect on the privacy of No.158.

**Recommendation**

Approved for reason that :-

1PPi – amended

The proposed development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the policies of the ADLP (AG1, AH7)

Subject to :-

1. C18C3 – south

Case Officer: Carlos Hone Date: 20.05.10

Planning Services Manager: [redacted] Date: 21/5/10

Chairman of the Planning Committee: [redacted] Date: 21/05/10