Development Management - Delegated Officer Report

Application Number: AWDM/0510/20 Recommendation – Approve

Site: Land Between 14 And 18 Old Fort Road, Shoreham-By-Sea

Proposal: Application to vary condition 1 (approved plans) of previously approved AWDM/1586/18. Amendments: Raising the roof edge to main house by 150mm, side elevations to be cedar cladding rather than aluminium cladding, entrance porch amended and roof light on main roof reduced.

Date of site visit: 18 September 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted at the end of 2017 to demolish a detached chalet bungalow on the south side of Old Fort Road and replace it with a three storey flat-roofed dwelling in a contemporary design (AWDM/1240/17), subsequently amended by AWDM/1586/18.

The ground floor level of the new building is to be lowered by 1.1m to provide a 'utilitarian' space to contain a boot room, sports storage, showers, changing and utility room. It is designed to withstand water dripping from swimmers and boards and will be a flood resilient space.

The living accommodation will be on the upper floors, raised above the existing flood level by 1.2m. The building will have large amounts of glazing on the rear elevation, set back behind canopies and timber lined flank walls which frame the openings. Balconies are proposed on the first and second floors. At the front, the building has fewer openings and more solid wall comprising glass cladding. Grey cladding is proposed for the side walls.

At the front the building will have a projecting entrance feature with angled walls. A replacement flat roofed garage with sedum roof will project 11.8m beyond the front wall of the new house. It will also be at a lower level than the existing garage and house. A gateway feature is proposed on the northern boundary with the pavement.

The main roof of the proposed dwelling will measure 8.6m high (7.5m above existing ground level). The existing house is 8.2m high. The proposed building will have taller elements, specifically a flue rising to a height of 9.5m above existing ground level and the frame around the second floor window at the rear which is 8.4m above existing ground level.

It will be wider than the existing house and will project further forward (northwards) by approximately 1.8m. The proposed garage will also project further forward by 8.4m.

This application seeks approval for a variation to the approved plans to enable several design changes. These are summarised in the application form as follows:

"*Changes to flat roof design have been brought in by BS:6229:2018, after previous planning permission and detailed design work had been completed. We have recently been made aware of these changes by specialist roofing contractors in their submissions for the contractors roofing and waterproofing details.*

BS:6229:2018 no longer allows for level perimeter channels around the roof as per the original approved scheme, and requires greater falls to roofing slopes. This has the impact of raising the roof edge to the main house by 150mm. This level is still below the level of the approved canopy on the south of the building, and indeed is below the level of the ridge of the original house.

Side elevations have been amended to a cedar cladding rather than the previously approved aluminium cladding. Cladding will be Western Red Cedar, in a series of vertical strips with 25mm exposed face to provide some depth to the facade.

The entrance porch has been simplified in shape. The impact of this does not appear evident on the north elevation, but can be seen to be orthogonal on plan rather than tapered.

The roof light on the main roof has been reduced in size by 1 metre."

Relevant site history

ADC/0339/06 - Front extension (with rooms in roof and dormers) single-storey east side addition, enlarged rear dormer with projecting balcony, front dormer and double garage at front – approved

AWDM/1240/17 - Demolition of existing dwelling and replacement with 3 storey 4 bedroom dwelling (includes lowering of ground level to form lower ground floor entrance level) – approved

AWDM/1586/18 - Application for minor material amendments to approved application AWDM/1240/17, including reduction in extent of excavation of the site, alterations to rear balconies to avoid direct view of windfarm, increase in roof height by 275mm and increase in height of garage by 1m relative to existing levels due to reduced excavation.

AWDM/0112/19 - Approval of Details Reserved by Conditions 03 (Materials), 09 (Dust protection) and 10 (Details of garden structures) of Application number AWDM/1586/18.

Consultations

West Sussex County Council: The **Highways** Officer has no objection. The amendments are to the structure itself and do not affect the publicly maintained highway.

Adur & Worthing Councils: The **Environmental Health** Officer has made no comment

The **Engineer** has made no comment

The **Private Sector Housing** Manager has no comment

Southern Water: No objection

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 22, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises replacing the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed dwelling will be another contemporary addition to the already eclectic street scene in Old Fort Road. It will have a simple facade towards the road with few openings. The glass cladding will be very crisp and is likely to be more weather resistant than render. The replacement of the aluminium cladding to the side elevations with cedar is more in keeping with other houses in the road. The cladding will have a greater profile than horizontal cladding and will be a marked change from the previously proposed aluminium. However, it is considered to be a more natural finish and is acceptable.

The scale of the building will respect the varied roof line along this part of the street. Even with the proposed increase of 150mm it will have a lower roof height than the existing building on the plot and it will be comfortably in scale with its neighbours, as a result of it being set at a lower level.

Residential amenity

The changes are not considered to have an adverse impact on neighbouring occupiers. There are side windows at both neighbouring dwellings but they are either secondary openings or do not serve primary living accommodation and the impact of the changes is subsequently not considered to be adverse.

Parking and Access

No highway safety concerns have been raised as no changes to the highway aspects are proposed.

Flood Risk

The applicants have previously submitted a drainage strategy which confirms that the entrance level (lower ground floor) is to be constructed using flood resilient materials. There will be no living accommodation below the predicted flood level and the Environment Agency had no objection to the original application. The current amendments do not result in any alterations to the floor levels.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as approved
4. Removal of PD
5. To be carried out in accordance with Drainage Strategy and FRA
6. Access closure
7. No external plant without LPA approval
8. Hours of work
9. Dust suppression as approved
10. No development until details of gateway structure and screens within front garden have been approved

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Informatives:

Highway License
Southern Water x 2
PFA

Case Officer: Peter Barnett Date: 13 May 2020

Authorised by: Gary Peck Date: 14 May 2020