Development Management - Delegated Officer Report

Application Number: AWDM/0008/18 Recommendation – APPROVE

Site: 28 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Single storey rear extension with first floor terrace above, new dormers to north and south, extension to garage and altered ramp access. Zinc cladding to roof and timber cladding to walls. New rooflights to east side roof slope, new canopy over front door. Removal of chimney and provision of new log burner flue.

Date of site visit: 12th February 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is an existing brick and tile, detached chalet bungalow. It has a garage set forward of the bungalow. There are flat roof dormer windows to the front rear and side and a rear flat roof single storey extension. The bungalow is on the south side of Old Fort Road, set back from the road with a large driveway and lawn to the frontage. To the rear is a garden enclosed by low level fencing with open aspect onto the beach.

Old Fort Road is characterised by properties of varying scale, character and design. Many dwellings remain as original properties such as the application site whilst many have been remodelled or fully redeveloped with in many cases increased scale and the use of contemporary materials and finishes and unique design.

The dwellings directly adjacent to the site on either side are traditional in form and use of materials but are larger in scale than the application site. From the rear of the site there are views east and west along the beach of striking new development, an eclectic mix of building design and character. To the front of the site on the north side of Old Fort Road are many other examples of new development which is untraditional in both form and use of materials. Of note is the dwelling directly opposite to the north, 39, Old Fort Road.

Consent is sought to extend and remodel the existing bungalow. Zinc cladding is proposed to the roof and timber cladding to the walls. The existing rear extension is to be removed and a new extension is proposed to the rear, the full width of the building. It is to be the same depth as the existing flat roof extension with the addition of rear projections on either side as a design detail and screen. A first floor terrace is proposed above the single storey extension, the rear dormer is enlarged to provide access onto the terrace from the master bedroom. A new dormer is also proposed to the front elevation. There are two side dormers to be removed and these are to be replaced by a larger flat roof dormer extension which is fully enclosed which will create space for an internal lift.

The garage is to be slightly enlarged and also clad with the zinc and timber, a canopy over the front door, a new access ramp, rooflights and flue are also proposed.

The plans show the dwelling to be designed for the occupation of a wheel chair user. This is a material consideration in the determination of this application.

Representations

None received

Consultations: -

Adur and Worthing Councils: - Environmental Health – There are no adverse concerns relating to Environmental Health.

Contaminated Land: - Precautionary contaminated land and PFA informatives requested

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading 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 proposal involves large visual changes to the bungalow with the use of very different materials than the finish currently used on the traditional style, modest bungalow. The new materials are striking in appearance and very crisp and contemporary. In terms of appearance the new materials will not have a detrimental impact upon the character and appearance of the street scene. The different styles and approaches, tastes and preferences of the use of materials in this locality add to its variation and unique character. The materials proposed here will not be detrimental, they will contribute to this.

The scale of the bungalow will not change significantly. When viewed from the front within the street the garage will be enlarged, however it will still be in scale and relative to the host bungalow, it will not over dominate. The bungalow is also set

back from the highway and therefore not dominant within the street scene. The enlargements to the front and rear dormers are considered acceptable here. The front dormer although enlarged will relate to the scale of the front roof slope and the style proposed is consistent with the new contemporary style of the building. The front canopy is also consistent with this without being out of scale.

The rear of the bungalow as proposed has a more dominant character and scale, unlike the current modest appearance of the bungalow. The addition of the enlarged dormer with balcony and contemporary flat roof addition with design detailing and use of materials will change the character of this existing building significantly. Yet, as discussed above this is not detrimental to the existing building or the locality, the scale is not overly dominant within the context of the adjacent dwellings. The proposals would not give rise to any objection in terms of visual amenity, character or appearance within this particular case. The enlarged scale is also relative to the dwellings adjacent which are larger two storey dwellings.

Residential amenity

Although the development will be visible from adjacent properties within Old Fort Road, the main dwellings to be directly affected are those either side, nos. 26 and 30.

The extension to the rear of no. 28 will extend further to the rear than the adjacent dwelling to the west no. 26. However this neighbouring property currently benefits from a wide, southerly rear aspect and light. The existing extension at the site is adjacent to the boundary with this neighbouring property. The new extension will have side projections which extend further than this existing extension and the first floor balcony will create more bulk of development yet, it is not considered that the proposal will result in any significant loss of light or overbearing impact to the west.

With regards to privacy and overlooking, the addition of the balcony will increase over looking to the adjacent dwellings. Balconies exist at both properties. The balcony at no. 26 is recessed therefore there may be some mutual overlooking here. Yet it is acknowledged that onto the public area of the beach and in the light of the wide aspect there is much overlooking here and no real privacy exists on and between balconies along this side of Old Fort Road onto the beach. Yet having said this when looking at the proximity of the balcony to the east at no. 30 and the large windows which will face directly onto the side of the proposed balcony it is considered that some protection from direct, close proximity overlooking should be in place here. A condition is therefore attached to ensure that a privacy screen is installed on the eastern side of the balcony in the light of the close proximity. The existing screen should be obscurely glazed. This will not remove all overlooking and protect privacy fully, however this is acceptable in the light of this location not being totally private and the overlooking which currently exists here.

The proposed rear extension will not impact upon no. 30 to the east in terms of overbearing impact or loss of light, it will be built alongside a blank wall at no. 30. There are windows along the side elevation of no. 30 facing onto the application site yet these are most likely secondary windows or those serving non-habitable rooms, these rooms as existing receive limited light and outlook. The addition of the

extension will not give rise to any significant detrimental impact. Similarly the proposed side dormer style roof extension (for the proposed lift) will be adjacent to the blank side gable of no. 30. The impact of this would not warrant a refusal and it is a necessity for the needs of the occupier. As with the impact on No. 26, an obscure glazed screen is desirable on the east side of the balcony.

The extensions to the garage and link to the main dwelling are also formed adjacent to the boundary with no. 30. These works will have no significant impact they are adjacent to the blank side boundary of the neighbouring property.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing – materials to be used in accordance with Existing and Proposed Visualisations Drawing no. 0481.PL.005 – received 5th Jan.
4. No additional windows on east or west elevation of building or roof slope
5. Prior to use of the balcony hereby permitted the side screens shall be fitted with obscure glazing. They shall remain at all times unless otherwise approved in writing by the LPA. Reason: - In the interests of residential amenity.

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

1. 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.

2. Contaminated land precautionary
3. PFA informative.

Case Officer: Hannah Barker Date: 1st March 2018

Authorised by: Peter Barnett Date: 1 March 2018