# Development Management - Delegated Officer Report

**Application Number: AWDM/0375/22 Recommendation – APPROVE**

**Site: 73A Old Fort Road, Shoreham-By-Sea, West Sussex**

**Proposal: Single storey side extension to provide annex accommodation ancillary to main dwelling, Bi-fold doors to replace window on existing front elevation, weatherboarding to first floor and render to the ground floor.**

**Date of site visit: 20th April 2022**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

## Proposal, Site and Surroundings

The application site is a semi detached, two storey property on the north side of Old Fort Road. Flat roof design with tile hanging at first floor and brick at ground floor with a front wrap around balcony. There is a ground floor flat roof porch to the front with wrap around extension to the side which is currently a study.

Consent is sought for a single storey side extension increasing the width of the property at ground floor to the side boundary. The extension will be of flat roof design and will extend in line with the rear of the property. It will provide an annex with internal linking door an integral part of the main dwelling house. Front to rear access is provided via a new bi folding door to the front and the back door to the rear of the extension. The existing living room at ground floor to the front will also have the window replaced with a bi folding door. It is proposed to replace the existing tile hanging with light grey cedral boarding and chalk white render at ground floor.

## Representations

None received

## 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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

## 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 area.

**Visual amenity**

The extension and alterations to the building will be clearly visible within the street scene. The general form and character of the building will be retained with the existing porch/front projection increased in width to the side. The flat roof design will remain with the balcony remaining as existing. The increased scale of development to the side is at ground floor only, therefore appearing subservient and not clearly visible within the street scene. Spacing will still remain at the first floor to the boundary. There is also a garage structure adjacent to the boundary to the west which is ancillary to Beach Court purpose built flats. This also gives spacing between the buildings which does not result in a cramped form of development.

The addition of the bi folding doors to the front elevation and the changes from tile hanging to cedral boarding and render to the ground floor will result in this building having a contemporary finish, complementing the eclectic mixture of property styles and design along Old Fort Road. It is noted that the attached building will not match in materials as it does as existing however this is not unusual with semi detached properties and the applicant proposes contemporary changes which will upgrade the appearance of the building within this street of contrasting building design and finishes this can be supported.

**Residential amenity**

The main properties to be affected by the proposed development are those adjacent to the west at Beach Court. However due to the single storey nature of the development and the adjacent garage outbuilding there is separation between the side of the proposed extension and the adjacent residential property. There are no side windows which will increase overlooking and no loss of light, privacy or overbearing impact will occur as a result. The proposed bi folding doors face south toward the highway and therefore no increased overlooking will occur than existing.

The extension shows ancillary annex accommodation with a small kitchen, shower room and studio area; there is an internal door linking the side extension with the main house. The use of this floor space in an ancillary nature will not be harmful to the character of the area or the occupiers of the adjacent residential properties. Due to the link and integral accommodation those living within the dwelling house as a whole will function as a single household. A condition is attached below to ensure that this is the case.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans

2. Standard 3 year time limit
3. Materials cedral boarding and white render.
4. The flat roof shall not be used as a terrace.
5. Ancillary accommodation shall be linked to the main dwelling.

**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.

Case Officer: Hannah Barker Date: 20th April 2022

Authorised by: Peter Barnett Date: 25 April 2022