Development Management – Delegated Officer Report

Application Number: AWDM/0315/24 Recommendation: APPROVE

Site: 118 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Internal and external alterations, front two storey pitched roof extension, rear full width dormer, new roof to garage, works to boundary walls and re-cladding.

Date of Site Visit: 13th May 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow with a flat roof garage attached to the side and front driveway. It is on the south side of Old Fort Road with the beach to the rear. There is a rear conservatory and rear, side and front dormers. There is a dwelling to the east and the beach is to the west. There are boundary walls to the front and sides and rear. There is a roundabout to the north of the dwelling and due to the curve in the road the bungalow is slightly set back.

Consent is sought to remodel the existing building, to provide a contemporary development. A two storey gabled roof extension is proposed to the front of the building, this is to provide an entrance hall with two ensuites above. It is 4 metres in depth. The rear conservatory is to be removed and a single storey flat roof extension is proposed to the rear with sedum roof. This connects to the rear of the existing garage, which will be retained with the addition of a pitched roof. A rear flat roof dormer is proposed with juliette balcony and metal balustrade. Rear rooflights are also proposed. The two side dormers are retained and will be clad in treated dark natural timber cladding along with the front extension, ground floor and rear dormer; a slate roof is also proposed. The existing boundary walls will be rendered to give a more contemporary appearance. In addition the wall is to be continued across part of the frontage and an area is enclosed to the north west of the property frontage. The garden to the front and rear is to be relandscaped and concrete slabs were shown extending the driveway to meet the road. This element of the proposal has been removed as West Sussex County Council Highways could not support works to the maintainable highway land.

Officers discussed the design of the front extension with the applicant's agent and the option of matching the existing roof slope was explored and shown on an additional plan along with a section to show the internal space at first floor. The design as originally submitted is for consideration here.

Consultations:

West Sussex County Council: The Highways Authority: - I note that works are proposed within the maintained highway boundary. I have raised an internal consultation request with the WSCC Local Highway Office for comments on the proposed works within the maintained highway boundary. I am waiting for comments and will forward once received. Comments set out below: -

We do not allow alternative materials to be used within the public maintainable highway. We are responsible for both materials used and inspections going forward for all parts of the public maintainable highway as indicated on the map below. Should issues arise in the future with any part of the installation within the public maintainable highway, alternative materials would not be an option for us to use or provide nor could we satisfy our obligation and duty to repair, maintain and inspect under the Highways Act.

WSP Drainage Engineers: - Following review of the submitted information we have no objection on surface water grounds. Due to the site, size, location and type of development we would recommend the approval of the application with the following informative attached.

The applicant should consider the use of SuDS such as rain buts where possible within their drainage strategy to provide runoff betterment.

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 (December 2023)
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 and highway matter.

Visual amenity

The site is prominent when viewed from both the street and the beach. Within the context of Old Fort Road as a whole it is a modest building contributing to the eclectic mixture of development in recent years, some of which are very prominent, striking and large-scale developments. The proposal in this case will give rise to a more prominent building with the increased bulk of the front projection and the rear dormer and roof to garage. The walls will also project further forward which will be visible within the context of the site. However the building will be striking in appearance with render, cladding and slate roof. Improving the character from existing and contributing positively to the development within Old Fort Road adding a unique building.

Consideration was given to the design of the front projection, its dominance, depth, roof form and lack of openings. However on balance, it is simplistic in form, and the cladding and lack of windows allow for a contemporary design. This feature adds interest to the building whilst creating the floorspace required. If the gradient of the roof were changed to match the existing roof as the additional plans demonstrate, this would give rise to a higher ridge. The gradient proposed therefore makes sense and is an acceptable solution here. It remains lower than the main ridge and therefore a subservient addition. The rear dormer is not overly large or high and the rear single storey extension is limited in scale and height.

The roof to the garage sits comfortably adjacent to the extension with matching cladding, matching the design, form and use of materials. The rendered side and front walls will be no higher than existing at 1.8 metres the existing walls are to be rendered. This will look suitable within the context of the new pallet of materials.

Residential amenity

The building will be visible from neighbouring properties opposite the site however the main property to be affected is the dwelling to the east. This is a large chalet bungalow with a significant front projection which is a garage with rooms in the roof. The rear extension and roof to the garage will be directly adjacent to the boundary with the neighbouring property. The larger front extension is set further away. There are ground floor windows along the side of the neighbouring building. The two to the front serve the garage, therefore not habitable rooms. There are a further two windows which currently face onto the boundary and the side of the existing garage. There will be loss of light to these windows due to the extension and roof. However these as existing have limited light and outlook, they are likely to be secondary

windows. No significant impact would occur here to warrant a refusal in this case. Similarly the two first floor windows are both obscurely glazed on the side gable of the main dwelling and the dormer to the front projection. The proposed garage roof will impact upon both these windows in terms of light and outlook however again these appear to be secondary windows and it is noted that no representations have been made by the adjacent occupiers. Therefore no refusal is warranted in this case.

The rear dormer faces the beach and therefore no overlooking will occur. There are no windows facing east which will overlook the existing, neighbouring dwelling, there is an existing side dormer and this will be obscured by the new garage roof. There is a high level ground floor window serving the kitchen and this replaces a larger dining room window. Therefore no increased impact than currently exists.

The rendering of the walls will have no increased impact in terms of residential amenity.

Highways

The Highways Authority consulted with WSCC in relation to the proposed concrete slabs extended from the dwelling house to the highway, crossing highway land. These have been removed and the development remains within the boundaries of the site only. Therefore overcoming this objection.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as approved.
4. No additional windows on the eastern elevation of the extension.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

2. The applicant should consider the use of SuDS such as rain buts where possible within their drainage strategy to provide runoff betterment

Case Officer: Hannah Barker Date: 18th June 2024

Authorised by: PeterBarnett Date: 18 June 2024