Expires 19/5

Development Control – Delegated Officer Report

Application Number: ADC/0111/09 **Recommendation - Application Permitted**

Site: **10 Old Fort Road Shoreham-by-Sea West Sussex BN43 5RJ**

Proposal: **Second floor extension**

The Application

The application property is a detached two storey dwelling on the south side of Old Fort Road, the rear of which faces onto Shoreham Beach. It is of concrete construction from 1969 and has a flat roof containing a curved turret on the north east corner which accommodates the stairwell to the roof terrace. It sits adjacent to two dwellings of contrasting design. To the east is a flat roofed modernistic dwelling and to the west is a more traditional pitched roof dwelling.

It is proposed to construct a small extension on part of the roof terrace to form a third bedroom. It will sit towards the front of the roof, adjacent to the turret, and will not exceed the highest part of the turret. It will be cedar clad with powder coated aluminium doors and windows and a flat membrane roof. A solar panel will sit on top of the roof and angled towards the south. At its highest point it will be 0.6m above the roof of the extension.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). 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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed extension is not considered to have an adverse impact upon the character and appearance of the existing dwelling or the wider street scene. From Old Fort Road only windows will be largely visible, with the solar panel positioned towards the back of the roof. It will be lower than the top of the turret by 0.5m and will appear as a light and unobtrusive addition to the building.

From the beach, full height windows will complement the large amount of glazing on the existing rear elevation of the dwelling and further assist in giving the extension a light appearance. It is a modest addition which, while on the roof, will not appear overbearing or out of scale with the existing building.

Residential amenity

The extension will be positioned towards the north east corner of the roof and will contain glazing to the front and rear. The only side window is to be on the west elevation and will be high level to prevent any overlooking. The extension is to be set in from the edge of the existing roof and positioned behind the turret feature. Consequently, it is not considered that it will result in any loss of light to, or outlook from, neighbouring properties.

Recommendation

APPROVE for reason that :-

1PPi

Subject to

1. C1Ci

Case Officer [redacted]

Date 24/4/09

[redacted]

24/4