Development Management - Delegated Officer Report

Application Number: AWDM/1610/13 Recommendation – Approve

Site: 18 Old Fort Road, Shoreham-By-Sea, West Sussex BN43 5RJ

Proposal: Demolition of existing bungalow and erection of 2-storey 4 bedroom dwelling with first floor terrace at rear and roof terrace

Date of site visit: 20 January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a 3 bedroom hip-roofed bungalow on the south side of Old Fort Road. It has a long flat-roofed garage at the front of the property which it is proposed to retain. The proposal seeks to demolish the bungalow and construct a two storey 4-bed dwelling.

The new house will have a raised floor level (450mm above existing) and a contemporary design, with a flat roof hidden behind a 'butterfly' roof which slopes up from west to east. It will have vertical timber cladding at first floor and horizontal timber cladding at ground floor, with pebble filled gabion cage panels on the ground floor at the rear and in the north east corner at the front. As originally submitted, there was to be a roof terrace at first floor level in the south east corner, with a larger roof terrace at second floor. The first floor wall will be angled and oversail the ground floor. Both terrace areas were to be accessed via external stairs running up the east side of the house. The second floor terrace will have glazed balustrading set in from the parapet walls by 1m at its closest point.

Following concerns about overlooking, the roof terrace and external stairs have subsequently been removed from the plans and a 1. 7m high obscured glass screen has been included along the eastern edge of the first floor terrace.

The new dwelling will be 7.2m high at its highest point, 11.5m deep (with an additional 1m at first floor) and 14m wide, including the external stairs. The existing bungalow measures 6.3m high to the ridge, 14.2m deep and 13m wide.

The site is adjoined by a low-roofed bungalow to the east and a taller chalet bungalow to the west. It is directly opposite the site of new three storey dwellings currently under construction at 25-27 Old Fort Road.

Relevant site history

None relevant

Consultations

West Sussex County Council: The Strategic Planning (Highways) Officer has no objection. From inspection of the plans and information provided, there does not appear to be any changes to the vehicular access to the site and therefore is acceptable. The applicant states a provision of 3 off-street car parking spaces will be available which is sufficient. Cycle parking is also proposed with space for 4 cycles which should be secure and covered.

No concerns would be raised to this application from a highway safety perspective, subject to a condition securing the cycle parking to provide alternative travel options to the use of the car in accordance with current sustainable transport policies. [NB As cycle parking provision can be made within the existing garage, such a condition is not considered to be necessary].

Adur and Worthing Councils: The Environmental Health Officer has requested that an informative is included on any permission advising the applicant to apply to Environmental Health for a demolition notice under the Building Act 1984 prior to any demolition taking place

Environment Agency: This proposal is betterment over the existing bungalow due to the raised floor levels and provision of refuge on the first floor. Therefore, as long as these measures are implemented, we have no objection to the proposal.

Representations

Letter received from the occupiers of 20 Old Fort Road supporting the application in principle but expressing concern at proximity of external staircase and the impact on their privacy.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.2 ‘Space Around New Dwellings and Flats’ ‘Good Practice Guidance Note: Internal Space Standards for New Homes’ (ADC 2010)
West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003)
West Sussex ‘Guidance for Parking in New Residential Developments’ and ‘Residential Parking Demand Calculator’ (WSCC 2010)
The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1 (WSCC 1999)
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The site is located within a residential part of the built-up area and is not identified or allocated for any particular use or development in the Local Plan. Residential infilling and redevelopment of unidentified sites, as in this case, is needed in order to meet the Council's 5 year housing land supply required by the NPPF. Priority is given to use of previously-developed land. However, any development should respect the character of the local area and the residential amenities of neighbouring occupiers

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Visual amenity

The proposed dwelling would have a modern style which would not be out of keeping in the overall street scene of Old Fort Road where there is a variety of dwelling styles and sizes. While two storeys high, it would be lower than the 8.4m high dwelling to the west (No.16). It will be 3.3m higher than No.20 but it will not appear out of keeping in the street scene as there is a two storey dwelling directly to the east of No.20 and a variety of house types and sizes along the road. Sufficient space will remain between the proposed dwelling and its neighbours to prevent the development from appearing cramped or over dominant.

Residential amenity

The impact on residential amenity is not considered to be harmful. The footprint of the proposed dwelling generally accords with the existing footprint at the rear in so far as it affects the chalet bungalow at No.16 to the west. The proposed rear wall will be angled, projecting further out as it moves away from the boundary. While the new dwelling will be taller and will introduce vertical walls in place of the existing hipped roof, the impact on the occupiers of No.16 is not considered to be harmful. There are ground and first floor windows and glazed doors at the side of No.16 facing the site which will lose some light as a result of the development. However, these appear to be obscure glazed or secondary openings and the impact will not be severe therefore. No first floor windows are proposed at the side of the dwelling, except for a glazed curtain wall at the rear corner of the dwelling which will allow views across the rear garden of No.16. However, the rear of these beachfront properties is exposed to views from the public beach and it is not considered that the limited view from this corner window will be unneighbourly.

To the east, the bungalow at No.20 would have been adversely affected by the staircase and roof terrace but the amended plans have removed these features and include a screen to the side of the first floor terrace. Consequently, there is not considered to be an adverse impact on those occupiers. The taller building will affect the light to some extent to the obscure glazed bathroom at the side of No.20 but this is not a habitable room and the impact is therefore less harmful than were it the only opening to a living room for example. The new dwelling will project further to the rear than the existing bungalow but it will not project beyond the rear wall of No.20. As with the west elevation, a narrow glazed curtain wall is proposed at the rear corner of the

dwelling which will allow a view across the rear garden but it is not considered to be harmful for the same reasons referred to earlier. There is also a pair of glazed doors leading to the terrace which will face the side of No.20 but these will be set back from the boundary by 5.5m and will have their view of the side of No.20 restricted by the glazed screen along the edge of the terrace.

Accessibility and parking

The existing access will remain and the garage is to be retained. There are no highway objections to the proposal.

Flood Risk

The site lies within a flood risk area but there is no objection to the replacement dwelling. It will be built 0.45m above existing ground level and will introduce a first floor, which the Environment Agency considers provides a place of refuge during an extreme storm and represents betterment in flood risk terms.

Sustainability

The Design and Access Statement indicates that the dwelling has been designed to achieve Level 4 of the Code for Sustainable Homes. It will include renewable energy measures in the form of photovoltaic and solar panels on the roof.

Recommendation

APPROVE for the reason:-

The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2) and the policies of the National Planning Policy Framework.

Subject to Conditions:-

1. Standard 3 year time limit
2. 1st floor terrace not to be used until screen has been installed
3. Removal of PD rights for Classes A, B, C, D and E
4. Construction Method Statement
5. FRA
6. Materials
7. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant,

acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 25 February 2014

Authorised by: Gary Peck Date: 26 February 2014