Development Control – Delegated Officer Report

Application Number: AWDM/0036/17 Recommendation – APPROVE

Site: 175 Old Fort Road, Shoreham-by-Sea, BN43 5HL

Proposal: Part single and part two storey rear extension to north elevation (facing Forthaven) to include 1st floor roof terrace with 1.8m high screen on the west elevation and extension to existing 2.1, high boundary wall along north boundary

Date of site visit: 31.01.2017

Neighbours checked: Y

Additional neighbour notifications: Y to advise of the amended description which includes 1.8m screen to the west elevation of the roof terrace.

Site and Surroundings

The property is a two storey detached dwelling, situated between 2 no. roads, i.e. fronting Old Fort Road to the south and backing onto Forthaven to the north. There are 5 no. dwellings in a row which all are detached and all are situated between the 2 no. aforementioned roads. Each of the properties has a large rear garage accessed off Forthaven, all of the garages are positioned off of their east boundary. Because of their situation between the 2no. roads, the site is very well viewed from Forhaven.

The houses in the area are generally of differing designs and the area is situated on Shoreham beach, and the site is positioned very close to the 'Old Fort', located to the west and accessed from the end of Forthaven.

Proposal

Permission is sought for a part single storey and part two storey extension to the rear of the property.

The single storey part is to the north west of the rear elevation and the two storey part is to the north east of the rear elevations.

The single storey will measure some 4.8m wide x 5m deep x 3.5m high whilst the two storey will measure some 5.6m wide x 5m deep x 6.9m high (including the pitched roof).

The internal layout will be reorganized, with the ground floor changing from a lounge; dining room; kitchen; utility; conservatory; & sunroom, to a lounge; study; large dining/day room' kitchen utility; and shower room. Whilst the first floor will change from a 3 bedroom, 2 bathroom (1 en-suite) to a 4 bedroom 3 bathrooms (2 on-suite), together with a roof terrace. The roof terrace will be located above the single storey rear extension and will measure approx. 2m

deep x approx. 4.5m wide, the terrace will have a 1.8m high screen on its west side.

The application also includes the bricking up of the wall on the north boundary where the existing vehicular access is off Forthaven

Consultations:
Environmental Health :
Potentially contaminated land and PFA Informative

Representations: 1 letter of objection from 179 Old Fort Road

- The two storey is on the 'wrong' side. Of the 5 properties,(no.'s 173 to 181), no.'s 177 and 181 have two storey rear extensions constructed on the western side of the properties, establishing a precedent for this work, and we have plans drawn up for a two storey extension to the west side to follow this established pattern.
- A two storey extension on the eastern side goes against this established pattern and will lead to a lack of visual separation to the rear of these houses. This is important given that both the fronts and rear of these houses face directly onto the public highway and are hence very visible in the street scene.
- An east side two storey element will also lead to a terracing effect here and does not provide sufficient separation from the two storey element of 177.
- The close proximity of these two storey elements also leads to an overbearing effect to the rear.
- From looking at the internal layout plans I can see no reason why the two storey element can't be constructed on the western side of the property, this would replicate both 177 and 181 and would be a far better solution.
- The rear roof terrace as proposed will cause overlooking to the rear garden of 173 Old Fort Road, 177 Old Fort Road and also to 235 Harbour Way.
- The rear roof terrace should be deleted from the proposal, but if remaining then suitable privacy screens must be provided.
- As the garage is to be demolished and a new infill rear wall provided, a condition must be added requiring that the redundant vehicle crossing and dropped kerb be removed from Forthaven and the footway be reinstated.
- The existing eastern wall of the garage currently forms the boundary wall between 175 and 177, it is not shown whether this wall will remain or replace by a fence.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016 : Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The property is dual faced, with the rear facing onto Forthaven and the front facing onto Old Fort Road. The proposed extension is located wholly at the rear and any impact will be onto Forthaven

There is a degree of uniformity at the rear with regard to the rear walling and the fact that all of the properties have rear vehicular access leading to garages. The proposal will close the vehicular access and put a wall across the existing opening. The wall is shown of the plans as marrying in with the existing wall, thereby continuing the uniformity of the boundary design. A letter of representation have said that the kerb and the footpath should therefore be reinstated as the access is no longer required, and this can be secured as a condition of planning permission.

The proposed scheme will see the removal of the existing garage, which is positioned up to the boundary with no. 177, and the gap created from the loss of the garage will be replaced with a boundary wall no greater than 2 metres in height.

The two storey extension will be positioned on the east side of the dwelling and will be no closer to the boundary than the existing dwelling i.e. some 800mm. This elevation will contain a new door (in addition to the door within the existing dwelling), and 2no. high level windows (one within the existing dwelling), both of these windows will serve en-suites. No. 177 has a two storey extension on their west side which is positioned less than 1m to the boundary with no. 175. This elevation on no. 177 has a high level obscure glass window facing the application site, which is not to a habitable room and thereby will not be materially affected by the proposed two storey extension at no. 175

The rear elevation of the two storey extension will face north, it will have a first floor bedroom window which would be over 20m distant from the property to the rear within Forthaven, and thereby will not result in harm to that property.

Turning to the single storey element, it will have a roof terrace over the flat roof, and again will be facing north, it will though side onto the neighbouring property to the west, no. 173. No. 173 appears to have single storey structures at the roof terrace position, however a 1.8metre high screen is shown on the side elevation of terrace, which will prevent unacceptable overlooking onto no. 173

Residential Amenity

As the extension proposed is to the rear, the properties possibly affected by the development would be either side, no.’s 173 and 177 and to a lesser degree, the property opposite at the rear, no. 235 Harbour Way

No. 177 will not be unacceptably affected by the proposal as they have had a two storey extension themselves close to the boundary with no. 175, and other than a first floor high level obscured glass window, have no other windows on the side elevation facing., also the proposal also will not come out as far as the property at 177, and thereby will not harm that property.

No. 173 has a single storey extension close to the application proposal, and the proposal only seeks a single storey extension themselves at this section, although they will be utilizing a piece of the new roof to create a roof terrace. But, there will be a screen on the side elevation of the terrace to prevent unacceptable overlooking onto the neighbour. There will be a new window facing no. 173 from the two storey element, but this will be some 5.8m from the boundary, which is considered to be a reasonable distance which would not result in acceptable overlooking of the neighbouring property.

The property to the rear, no. 235 Harbour Way is over 20m distant from the proposal, and thereby will not be adversely affected by the proposal.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Materials to match existing
4. No new windows/openings in first floor east side
5. Obscure glazing in first floor windows
6. Before the roof terrace is first brought into use, details of the privacy screening must be submitted to and approved by the LPA, and used on the privacy screen. The privacy screen shall remain in perpetuity of the roof terrace, unless or until its removal has been agreed in writing, by the LPA
7. Stop up access in Forthaven

Informative

1. Approved following amendment
2. Potentially contaminated land
3. PFA

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

Case Officer: Eve Hearsey Date: 03.03.2017

Authorised by: Jo Morin Date: 15.03.2017