Expiry Date – 22/8

Development Control – Delegated Officer Report

Application Number: AWDM/0970/17 Recommendation – Grant

Site: 124 Old Fort Road, Shoreham Beach

Proposal: **Extension of first-floor rear (south) terrace and erection of spiral staircases to first and second floors. Infill second-floor rear (south) extension. First-floor front (north) extension and creation of first-floor front terrace. Timber cladding to front (north) elevation. Alterations and enlargement of window openings front and rear elevations and addition of new windows east and west elevations.**

Neighbours checked: Y

Additional neighbour notifications: site notice erected

Date of Site Visit: 12/9

Site and Surroundings

This application relates to a three storey 'tiered' house on the south side of Old Fort Road with direct beach access. The house was only built in the last ten years. The existing property is fully symmetrical from the front and is rendered and white painted other than at ground floor front which is clad in black stone. Properties either side are two storeys and both have first floor rear balconies.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought for a modest front (north) extension over the garage, 1.2 metres in depth to bring this side of the frontage forward in line with the entrance feature. A front terrace off this extension is to be formed on the garage roof with east side privacy screen.

At the rear the first floor rear terrace is to be extended in depth by 1100mm and a spiral staircase installed from the garden up to this level. A second spiral staircase from first floor terrace to second floor terrace is also proposed. The central recessed area of the second floor rear elevation is to be infilled.

New windows are proposed throughout changing the shape and size in some places and the frontage is to be reclad at ground floor in horizontal light stained timber and at first floor in part in vertical timber cladding. Secondary windows are proposed in the flank wall, one either side at ground floor, one in the west facing first floor wall and one in each of the second floor side walls to improve ventilation and air flow.

Relevant Planning History

AWDM/0904/12 - Application for minor material amendment to approved application ADC/0109/10 to amend details of fenestration; ground floor external materials to east and west sides; rainwater pipes; front entrance portico; addition of heat pump to roof and omission of swimming pool in rear garden. Granted 3.10.12

ADC/0109/10 - New build 5-bedroom detached house (to replicate same appearance as previous application ADC/0415/09). Granted 30.04.10.

ADC/0415/09 - Re-modelling and enlargement of house including additional storey, ground and first floor extensions, and first and second floor balconies. Granted 7.1.10

Consultations

None undertaken.

Representations

Letter from the occupier of 116 Old Fort Road received:

'The walls east and west should have windows obscure glazed and the rear balcony should have obscure ends at least 6ft high to prevent overlooking of neighbours gardens.'

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. Primary consideration must be given to the impacts of the development on neighbour amenity and on the appearance of the property and the wider area.

Neighbour amenity

The application site and No. 126, to the east are set off the common boundary by approximately 1 metre each. No. 126 has its front wall approximately 0.5 behind the first floor front wall of the application site. The first floor front extension will bring development approximately 1.5 metres forward of the front first floor wall of No. 126. The new extension is to have a height of 3 metres which includes increasing the height of the existing parapet wall in this area by 400mm. The existing wall is above eaves

height at 126. Beyond this is proposed a small front terrace with light weight frameless glazed screen 1.7 metres in height almost to the front wall of the garage. No. 126 only has a single flank first floor window towards the rear of the wall.

It is not considered that the front extension will be imposing or overbearing to occupiers of 126 given the separation distance between them. The screen will maintain privacy. The front boundary otherwise is defined by a high laurel hedge.

At the rear the second floor infill extension is central to the rear elevation and well removed from any neighbour. It will not extend development beyond the main second floor rear wall. The second floor rear terrace is not to be altered. The first floor terrace is to be extended in depth by 1100mm. The terrace at No. 126 is to the same depth as currently at 124. At 122 the ground floor and terrace above is approximately 1.5 metres deeper than at the application site.

The proposed terrace extension will still be less deep than at 122 and 1 metre beyond 126 but off both boundaries by 1 metre. Glazed privacy screens to a height of 1.7 metres are proposed at either end. Neither of the roof terraces at 122 or 126 have end privacy screens. The existing end balcony walls at first floor are to be chamfered to a height of 1.7 metres to meet the new glazed screen. The extended first floor terrace will not be unneighbourly.

Spiral staircases from the ground to first floor terrace and from the first floor terrace to the second floor are proposed. There are other examples of ground to first floor rear staircases visible on rear elevations. Mutual overlooking of neighbouring gardens occurs presently from all rear terraces. It is not anticipated that overlooking will increase as a result of the staircases proposed. They offer no greater vantage point than already exists from the existing terraces.

Ground and first floor side windows are shown to be high level and small. Second floor side windows are deeper. There is a gable window in No. 122 that would face the west facing second floor window proposed. The east second floor window would look towards the roof top of 126. A condition is proposed which requires new first and second floor side windows to be obscurely glazed and to be non opening below 1.7 metres or to have a cill level at 1.7 metres, or above, from finished internal floor level.

Design/Streetscene

The existing house is an impressive yet imposing dwelling with its perfectly symmetrical elevations and rendered finish above black cladding. The applicant describes it as austere in appearance and wishes to soften the buildings look by introducing timber cladding to the frontage and changing the pattern, shape and size of windows. Old Fort Road has a very varied vernacular. The change of materials and windows will not damage the appearance of the building or the wider streetscene,

The first floor front extension will remove the current building's 'wedding cake' symmetry. Symmetry was clearly the original architect's intention but it is not critical to retain it and in itself the extension is modest in scale. Front terraces are also seen regularly in the street albeit mainly on the houses on the opposite side of the road, for

obvious reasons. The introduction of a modest front terrace, as proposed will not harm the appearance of this house or the streetscene.

The most prominent alteration to the rear, beach side elevation is the introduction of two spiral staircases. The one from garden to first floor is not particularly controversial, as another at 100 Old Fort Road has recently been built. The first floor to second floor staircase is not typical of these beach front houses. However, it is in considered to be in character with this 'contemporary' beach style property.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. First and second floor side windows proposed obscure and non opening below 1.7 metres
4. Privacy screens erected before terraces first used.

Informative

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.

Is recommendation contrary to any representations? N

Case Officer signed:	MOK	Date: 15/9/17
Authorised and signed by:	Peter Barnett	Date: 15 September 2017