Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**

Site: **88 Old Fort Road, Shoreham-By-Sea, West Sussex, BN43 5HB**

Proposal: **Non-material amendment following grant of planning permission AWDM/0583/11 to enable rear extension under previously approved balcony plus minor elevation changes.**

Date of site visit: N/A as visited previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached 2 storey pitched-roof dwelling located on the south side of Old Fort Road. Planning permission was granted in November 2011 to remodel and extend the house to form a three storey dwelling. The extensions and alterations involve:

- The removal of the pitched roof and its replacement with a flat roof
- The addition of a second storey flat-roofed extension
- A single storey flat roofed extension at the front of the dwelling on its west side measuring 15m deep and 6.5m wide incorporating a garage and family room
- A new front courtyard to be formed between the extension and the eastern boundary with a 2.2m high rendered wall running between the end of the extension and the eastern boundary.
- The rendering of the external walls of the dwelling
- The formation of a first floor balcony across the rear partly on a pier and partly over an existing rear extension, served by external stairs

The applicant wishes to amend the proposal by constructing it in two phases, with the front extension and third floor being constructed in phase 2. There will therefore be some minor alterations to the front elevation, including the construction of a porch to the side of the existing open store, and the enclosure of the open store with the provision of a roller shutter door to the front.

At the rear, the ground floor is to be extended out to the same depth as the existing extension in order to ‘square off’ the rear of the building. The previously approved balcony will continue across the rear of the building but will be over an extension rather than floating over a void as before. The sides of the balcony will be less ‘heavy’ than approved with opaque glass panels rather than solid walls providing privacy.

Relevant site history

As described above

Consultations

None

Representations

None

Relevant Planning Policies

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The proposed amendments will have little impact on the appearance of the building. The front porch and enclosed store will not be out of character with the property and are relatively minor additions. At the rear the proposed extension will line up with the existing extension and will have little impact visually.

Residential amenity

The rear extension will not impact upon residential amenity being screened by the previously approved wall to the side of the balcony and external stairs. The front alterations have no impact on residential amenity.

Recommendation

APPROVE the non material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing no. H1917.04 Rev A received 13 February 2013

…….. existing planning permission AWDM/0583/11 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing nos. 211/420/3A received 28 October 2011, 211/420/6B received 7 November 2011 and 211/420/7B received 7 November 2011

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

Case Officer: Peter Barnett Date: 7 March 2013

Authorised by: Gary Peck Date: 7 March 2013