Development Management – Delegated Officer Report

Application Number: AWDM/0658/24 Recommendation: APPROVE

Site: 130 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Construction of new first floor with pitched roof and rear balcony above single-storey rear extension, two storey rear extension, new raised patio,addition of insulated render to existing house, addition of non-insulated render to existing garage.

Date of Site Visit: 1st July 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a pitched roof, gabled bungalow with a flat roof front projection garage with lean to behind and a single storey flat roof rear extension. It sits slightly forward of the dwellings on either side, there is a deep front garden and driveway which is commonplace on the south side of Old Fort Road. This street comprises an eclectic mix of unique properties some large in scale and up to three storeys in height, the use of contrasting, contemporary materials characterises the locality.

Consent is sought to create a first floor with a new pitched roof, a double and single storey extension to the rear incorporating a first floor balcony and raised patio. The building will be remodelled with the use of render at ground floor, grey timber effect cladding at first floor with grey windows and door frames.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The building will be changed in character from a modest bungalow to a larger, two storey dwelling. Although it will still have a pitched roof, it will be finished in more contemporary materials with rear extensions and a first floor balcony with glazed balustrade. It will be no higher than the adjacent dwelling to the west. While higher than the bungalow to the east, this will not be harmful as there is much variation in building height and form within the street.

The building will not project forward any further than existing and the front garage will be retained and rendered. The building will project further to the rear however the dwelling to the west will still remain deeper. It will be deeper than the bungalow to the east but not to a significant degree. The increased scale, depth and height is acceptable in this case within the context of the existing built environment.

Residential amenity

The development will be visible from dwellings opposite on the north side of Old Fort Road however there will be no loss of light, privacy or overbearing impact that would warrant a refusal in this case.

The property to the west is deeper as existing and this will remain the case. The increased height and rear extensions will be adjacent to the side elevation of the neighbouring building where there are obscurely glazed secondary windows. The two storey extension screens the proposed rear balcony on this side.

To the rear the building will project slightly further than the south than the neighbouring bungalow but not to a degree that would cause any harm. The first floor balcony has 1.8 metre privacy screens to the side to avoid any overlooking adjacent. Due to the garage on the boundary this creates space between the dwellings to avoid any overbearing impact.

A condition is attached to ensure that the windows on the side elevations are fitted with obscure glazing at all times.

The raised patio to the rear will not be elevated to such a degree that would cause any loss of privacy to either side. There is limited screening to either boundaries and the gardens are generally not private due to the close proximity of neighbours and the limited boundary treatment to preserve views towards the beach. There would be no justification to resist this element of the development in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans to include render, cladding and grey windows and door frames.
4. No additional windows on the east or west elevation of the building and proposed windows shall be obscurely glazed at all times.
5. Privacy screens shall be installed prior to use of the balcony and shall remain in place at all times.

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker Date: 4th July 2024

Authorised by: Peter Barnett Date: 4 July 2024