Development Management - Delegated Officer Report

Application Number: AWDM/1165/13 Recommendation – Approve

Site: 128 Old Fort Road, Shoreham-By-Sea, West Sussex BN43 5HL

Proposal: Demolition of existing bungalow and erection of two storey 5-bedroom dwelling

Date of site visit: 8 October 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached 2-bed hip-roofed bungalow with an attached flat-roofed garage projecting at the front of the building on the south side of Old Fort Road. A conservatory extends across the full width of the bungalow at the rear, fronting the beach. The existing bungalow is raised 0.6m above ground level.

It is proposed to demolish the bungalow and construct a 'contemporary' two storey 5-bed dwelling. The new dwelling would retain the raised floor level, to enable views of the beach and sea. It would have a cubed appearance from the front but with a butterfly roof. It will have a sandstone finish to the ground floor with white rendered walls at first floor. There will be a flat roofed garage projecting from the front wall as existing. The dwelling would have an asymmetric appearance with projecting walls either side of a recessed central section at the front. The dwelling and garage will have a smaller footprint, with reduced depth to the rear where there will be a raised terrace with plunge pool. A first floor balcony is proposed at the rear, off the master bedroom.

The proposed dwelling will measure 7.4m high with a ramped access leading to a side access, in addition to the main front entrance which will have internal steps up the ground floor.

To the east, there is a similar bungalow to No.128, also with a flat-roofed extension across the rear. This bungalow (No.130) does not project as much to the rear but does sit forward of the front wall of No. 128. To the west (126) there is a two storey dwelling with a shallow pitched roof and white rendered walls, which has been recently remodelled from a chalet bungalow (AWDM/0674/12). Further west at No. 124 is a 3 storey flat roofed contemporary dwelling.

Relevant site history

None relevant

Consultations

West Sussex County Council: No highway objection. There are no proposals to alter the existing access arrangements from Old Fort Road which appear to be satisfactory to support this development. 3 parking spaces will be provided for the new dwelling, 2 within a double garage; however provision for more does appear to be available. This meets the standards we seek for a development of this size in this area. The site benefits from an "in-out" style driveway which is assumed will be kept the same; therefore there would be no concerns with vehicles reversing on to the highway.

Adur and Worthing Councils: The Environmental Health Officer has made no comments

Environment Agency: No objection in principle to the proposal as submitted. Replacing the existing bungalow with a house with a first floor is considered a betterment in flood risk terms as it provides a place of refuge during an extreme storm

Representations

None received

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. At two storeys high it would be of a similar height to No.126 to the west and lower than the three storey building at No.124. Sufficient space will remain between the proposed dwelling and the bungalow to the east to prevent the development from appearing cramped or over dominant.

Residential amenity

The dwelling will have a reduced depth at the rear which will help to reduce the impact of the development on those occupiers. The dwelling will have a greater bulk, mass and height but the rear part of the side of the bungalow at No. 130 does not contain any windows. Towards the front there are three windows which are all obscure glazed and which are not considered to be adversely affected by the proposal.

The proposed dwelling will be 2.5m shorter in depth on the ground floor at the rear than the existing bungalow. At first floor the roof will cantilever over the rear terrace by 0.7m (to form a screen wall to the proposed balcony) but the impact on light and outlook for the occupiers of No.130 is not considered to be harmful. At the rear of No.130 there is a large window within an extension and a 45 degree line measured from that window indicates that no part of the proposed dwelling will transcend that line.

To the west, No. 126 has two windows (obscure glazed) on the side facing the site and the proposed dwelling will not therefore have an adverse impact on light or outlook for No.126. At the rear there is a flat roofed single storey extension and the proposed dwelling will not project as far to the rear as that extension, being set 1.3m further north. The new dwelling will not therefore result in any loss of residential amenity for the occupiers of No. 126. The proposed rear balcony will be more than 10m from the boundary and will not cause any significant loss of privacy, taking into account the visibility of these dwellings from the beach. First floor side windows in the proposed dwelling can be required by condition to be obscure glazed, with the exception of the wraparound corner windows which do not result in any significant privacy issues.

Accessibility and parking

A double garage is proposed and there will be a large paved area at the front which comfortably meets the requirements for a dwelling of this proposed size.

Flood Risk

The site lies within a flood risk area but there is no objection to the replacement dwelling. It will be built 0.6m above 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.

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. Obscure glaze 1st floor side windows with the exception of the corner windows
3. Removal of PD rights for Classes A, B, C, D and E
4. Construction Method Statement
5. Approved plans and materials

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: Peter Barnett Date: 29 October 2013

Authorised by: Gary Peck Date: 29 October 2013