Development Management - Delegated Officer Report

Application Number: AWDM/0363/19 Recommendation – APPROVE

Site: 108 Old Fort Road, Shoreham

Proposal: Full width rear dormer extension and enlarged front dormer with associated alterations, including balcony and external spiral staircase to south elevation.

Date of site visit: 03.07.18

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow on the south side of Old Fort Road. It is set back on the plot with a large front parking area as with other properties on the south side of the road. A flat roof garage projects forward to the front of the bungalow, there are dormers to the front and rear of the building.

Consent was granted in July 20018 for a complete remodelling of the bungalow to create a new two storey dwelling including first floor extensions and alterations to all elevations with first and second floor balconies and external staircase, under reference AWDM/0664/18. The proposals were reduced in scale from that originally submitted and approval given to amendments.

The current scheme seeks to produce a much more limited development utilising the existing form of the bungalow and increasing the size of the front dormer, creating a full width rear dormer extension with full width rear balcony with external spiral staircase and privacy screens. The details of the privacy screens have been altered from that originally proposed. A metal perforated screen was proposed however there was concern that this would not offer ample privacy screening. Obscurely glazed privacy screens are now proposed and are shown on the amended plans; these plans are for consideration here.

The applicant's agent has submitted a schedule of proposed materials for the development. The result will be a contemporary development with the use of white render and dark grey window frames and cladding, a crisp modern finish.

Consultations

Adur and Worthing Council: - Environmental Health: - Contaminated Land: - A precautionary contaminated land condition is recommended and a PFA informative.

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 (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

As stated above the main structure of the bungalow will remain with some additions and alterations and changes to the external materials. The garage which exists to the west of the building is to be converted to living accommodation with a replacement front window, some other changes to fenestration are proposed to the front elevation. Above this converted garage the existing dormer is to be enlarged to accommodate the first floor development, which also includes the incorporation of the existing three rear dormers and flat roof projection to form a full width dormer across the rear of the existing building. This will provide an open plan first floor living space with the main bedroom space at ground floor. Leading from the first floor to the rear is a proposed balcony with external staircase with privacy screens proposed.

In terms of visual amenity the changes proposed are acceptable. Rear balconies and terraces with privacy screens are commonplace along the beach and the increased scale proposed here is not excessive as there are many other larger developments along this part of Old Fort Road. The use of new materials and contemporary design are also not of concern here as within Old Fort Road there is an interesting mixture of building design, scale and appearance with variation in use of materials of particular interest. Many sites have been redeveloped and do not represent the buildings that originally occupied the site. The previous approved scheme produced a development which did not resemble the original character of this bungalow which was of no concern as it does not have architectural merit in this case. Yet this scheme seeks to retain the existing form of the building whilst adding contemporary additions and use of materials to remodel what currently exists. In this case, within this context such development is acceptable. It will add to the interest and eclectic mixture of building style in this locality. To the east of the site is a similar bungalow to the application site and to the west is a larger scale redevelopment.

The height of the building will not increase, its bulk will with the rear balcony projection increasing the depth of the building. This is not to a significant degree and

as stated above within this location is not of any concern in terms of visual amenity and character. The building is clearly visible in public views from Old Fort Road to the north and the beach to the south the works proposed seek to enhance the existing building and produce a more contemporary development. The materials proposed will be conditioned as detailed in the submission.

Residential amenity

The main properties to be affected here at No. 110 the bungalow to the east and no. 106 the redeveloped larger dwelling house to the west. The main footprint of the bungalow will remain as existing with the rear protections at first floor. The balcony will extend beyond the adjacent bungalow however with the privacy screen adjacent to the balcony and the open and limited privacy to the south onto the beach this relationship is considered acceptable. No loss of light, privacy or overbearing impact will occur that would warrant a refusal in this case. The east side of the building has no additional openings than already exist, therefore no change will occur.

No. 106 to the west is large in scale and deeper than the existing bungalow at the application site. The proposed development is not considered to result in any loss of light or overbearing impact in this case. The proposed balcony projects beyond the rear of the adjacent property yet this is not to a significant degree to impact detrimentally. A side privacy screen is proposed and a condition is attached to ensure that this is installed prior to occupation and remains in place at all times. There are no windows proposed on the western elevation of the building. The relationship between the proposed development and no. 106 is considered to be acceptable subject to the attached conditions and within the context of this beach location.

Contaminated Land

A contaminated land condition was recommended by Environmental Health for the previous application. This is copied over to the new application. Due to the scale of the development it is considered that an informative is appropriate here and a PFA informative is also attached.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The external materials and finishes of the development hereby permitted shall be in accordance with the details on the approved plans and the schedule of materials submitted 9th April 2019. Works shall be completed in accordance with such details unless otherwise agreed in writing by the Local Planning Authority
4. The obscurely glazed privacy screens shown on the approved drawings shall be installed prior to use of the external balcony. The screens shall remain in

place at all times unless written consent is given by the Local Planning Authority.

5. No additional openings shall be formed in the east and west elevation of the building or extensions hereby approved.

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

1. Proactive with amendments
2. PFA informative.
3. Contaminated land informative.

Case Officer: Hannah Barker Date: 9th April 2019

Authorised by: Peter Barnett Date: 10 April 2019