Development Management – Delegated Officer Report

Application Number: AWDM/1036/24 Recommendation: APPROVE

Site: 26 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Single and two storey extensions to front, single storey rear extension with first floor roof terrace, new parapet flat roof and landscaping proposals including new garden wall with metal pedestrian and vehicular gates to front.

Date of Site Visit: visited when considering previous application AWDM/1092/23

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling on the south side of Old Fort Road. Old Fort Road is a street characterised by properties of differing style, design and appearance built at different times with many more recent contemporary large scale developments. Similar to other properties on this side of the road the dwelling house is set back with a deep frontage driveway and garden. The beach is to the rear with a rear hard landscaped garden and first floor balcony. There are two first floor rear projections with the balcony in between. The building is currently rendered with a tiled roof. There is an integral garage. Permission was granted under AWDM/1675/21 to extend and remodel the dwelling house with a front extension projecting forward to provide a garage with connecting ground floor extensions with guest accommodation in the roof space with side facing dormer. A single storey extension was approved at the rear with balcony above. Finished in render and slate with ‘green walls’ to the front and side elevations and to the rear as privacy screens for the balcony. Balustrade was approved with matching on the roof enclosing photovoltaic panels. 1 metre high timber gates and stone clad wall was approved to the property frontage.

Following this a more contemporary scheme was permitted for a similar development under AWDM/1092/23. The current application seeks consent for the development as previously permitted with the original hipped roof of the main dwelling replaced with a flat roof.

The former application was proposing to retain the hipped roof of the main house and to replace with zinc cladding. The proposed plans show a flat roof with white render used, providing a two storey development with flat roof.

The applicant's agent has stated in the Design and Access Statement that 'due to the pitched roof proposal not providing the area required for the clients desired number of Photovoltaic panels, the clients would like to apply for an amendment to the permitted scheme comprising a flat roof proposal.' The scheme remains the same as previously permitted other than the flat roof. The plans show the PV panels on the roof and a rooflight which is shown for access for maintenance. The plans no longer include the proposal of a swimming pool to the rear.

Representations: - None received.

Consultations

West Sussex County Council Highways: -

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 115), and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions should be applied:

Car parking space (details approved)
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Cycle parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies

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. The only issue for consideration here is the impact of the proposed flat roof, all other matters have been considered and approved under the former application.

Visual amenity

As a result of the proposed change the overall height of the building will be reduced, both from existing and that which was approved. The bulk of the building will however be increased as the form of the roof changes from a hipped to flat roof. In terms of street scene, spacing will still remain between the site and the properties on either side. The development will not be overly large and does not represent over development of the site. Flat roof development in Old Fort Road is commonplace and this design will not be out of keeping.

The PV panels will be slightly higher than the flat roof and will be visible from various view points, however not clearly visible or visually harmful. Renewable energy sources are welcomed.

Residential amenity

The building will be visible from dwellings opposite however the main properties to be affected are those either side of the site. The increased bulk will be adjacent to both neighbouring properties. The eastern elevation will also have two side, first floor bathroom windows. This is onto the adjacent bungalow, there is a blank roof slope and some ground floor windows which already receive limited light and impact. This relationship is considered acceptable.

To the west the side elevation of the adjacent house is blank and therefore no loss of light or overbearing impact will occur that would warrant a refusal in this case as a result of the changes to the roof.

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, prior to commencement of use of the additional floorspace thereby created, be completed in accordance with the approved plans with white render, sedum roofs, aluminium timber effect cladding balcony screens and shall remain as such unless otherwise approved in writing by the Local Planning Authority.

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and reenacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the east or west side wall of the building and the side windows shall be obscurely glazed in accordance with the approved plans.
Reason: To prevent overlooking and to comply with policy 15 of the Adur Local Plan.

5. The balcony hereby permitted shall not be used until the obscurely glazed balcony screens have been installed in accordance with the approved plans and the screens shall remain in place at all times unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.

6. The accommodation hereby permitted in the front extension including the garage and annex above shall be occupied solely for purposes ancillary to the occupation and enjoyment of the property as a whole (as it exists at the date of this permission) as a single dwellinghouse and shall not be used as a separate dwelling.
Reason: In the interests of residential amenity having regard to policy 15 of the Adur Local Plan.

7. The front boundary treatment with pedestrian and vehicular gates shall be no higher than 1.8 metres with a low level wall up to 1 metre and brick piers only. Open railings shall be installed in accordance with the approved drawings and retained unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interests of visual amenity and to accord with Policy 15 of the Adur Local Plan.

8. The roof light to the flat roof is for access for maintenance of the PV panels only, the roof shall not be used as a terrace at any time unless otherwise approved in writing by the Local Planning Authority.

Reason: - In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan.

Is recommendation contrary to letter(s) of representation N

1. 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: 30th September 2024

Authorised by: Peter Barnett Date: 30 September 2024