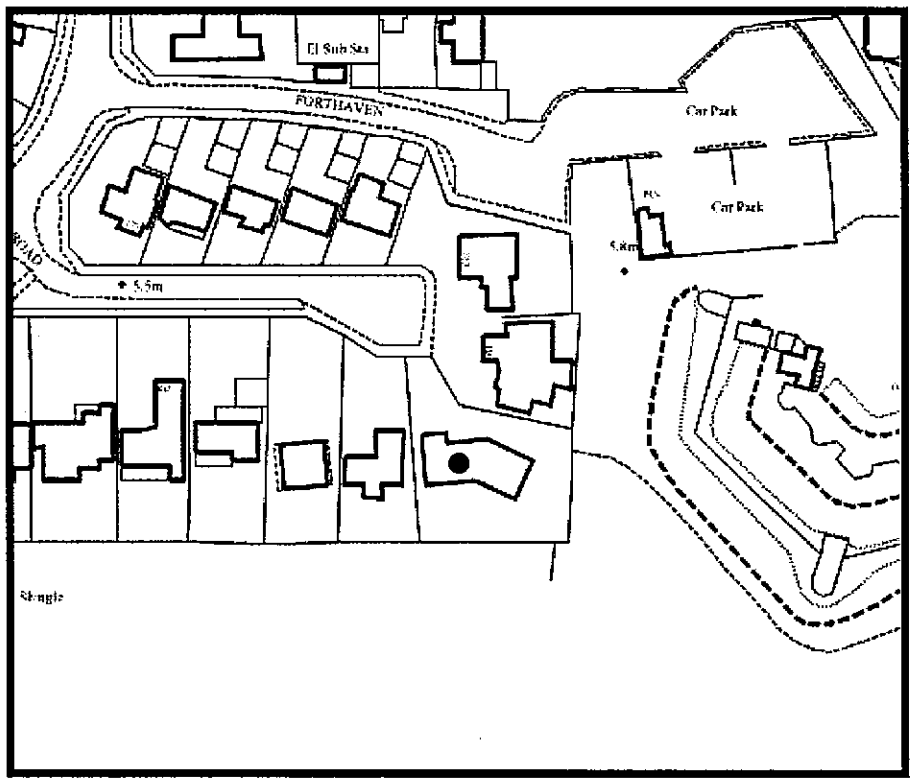
Application Number: ADC/0172/09 Recommendation – APPROVE

Site: **158 Old Fort Road, Shoreham-by-Sea BN43 5HL**

Proposal: **Flat-roofed first-floor extension (with rear balcony and timber visibility screens/sunshade)**



The Application

The application relates to the extreme easternmost bungalow located on the south side of the road, adjacent to the Old Fort. The bungalow has a shallow pitched green concrete-tiled roof and rendered walls (on a low brick plinth). It comprises of two main sections of equal size; the west half currently has the entrance lobby, integral garage, and lounge (with access to a raised platform and rear garden). The east half, sited at an angle towards the south-east, has three bedrooms, two bathrooms, a kitchen and utility room.

The proposals are for an additional storey over the west half of the bungalow (in the form of a first-floor flat-roofed extension and rear balcony with louvered screens) and the existing front flat-roofed projecting garage would be clad with a matching timber entrance portico. There would also be refurbishment of the rest of the dwelling.
The extension would consist of an open plan living and dining area with access onto a rear terrace and would be 11.2m wide, by 5m deep. It would increase the overall height by 2.2m (as measured above the current ridge of the roof). It would have white-painted rendered parapet walls, concealing the flat roof behind.
The proposed rear balcony would project from the rear of the extension by 2.5m on the west side, reducing in depth to 1.4m on the east side. It would be shaded by a timber

louvred sunshade above and by similar louvred visibility screens on the west and east sides (each being the full depth of the balcony).

To the north of the property is No.160, a flat-roofed 1960's bungalow, recently granted permission for an additional storey over part of the dwelling (ADC/0455/08) but which is yet to be implemented. To the west is No.156, a two-storey house with rooms in the roof including a rear flat-roofed dormer, first-floor rear balcony and east side conservatory.

Consultations and Representations

Shoreham Port Authority: No objection.

Third Parties: No comments received.
[NB. one of the ward councillors has asked for the application to be decided by the Committee]

Relevant Planning Policies and Guidance

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.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Visual amenity

There is a mixture of building types and styles along the south side and east end of this cul-de-sac at the far extremity of Old Fort Road, although on the north side the houses are of more regular design. The application property and neighbouring No.160 to the north are both single-storey bungalows, although, as stated above, there is an unimplemented permission for a partial additional flat-roofed storey at No.160. Unlike the other dwellings, No's. 160 & 183 are flat-roofed. A number of dwellings along the length of Old Fort Road are of flat-roofed design, with balconies and large areas of glazing.

In terms of the scale, the side of the dwelling to be increased in height is adjacent to the flank wall of No.156 (to the west) which is effectively three storeys in height. Consequently,

the proposal would not appear out of scale in volume or height. As the extension would be on the rear half of the dwelling, it would be largely screened from the west by its taller neighbour.

The main concern is whether the architectural design of the proposals is out of keeping and whether it would have a detrimental effect on the streetscene and local environment. The proposals would be flat roofed, and sited covering the rear roofslope of the bungalow, to the rear of the flat-roofed projecting garage. The appearance could be regarded as incongruous and unsympathetic to the host dwelling. However, the architect argues that "the crisp contemporary aesthetic is appropriate to its seaside setting and reflects the emerging architectural quality of new buildings on the foreshore". He has incorporated timber louvred features throughout the amended scheme which allows for the extension to sit more comfortably with the design of the bungalow as a whole. The timber to be used for the rear sunscreen would now wrap around the east elevation of the extension. It would match the front entrance portico, and timber screening around the north side window. Taking into consideration the context of the site, which is adjacent to two other flat-roofed dwellings, and also the number of dwellings in Old Fort Road as a whole which have large flat-roofed extensions both to the front and to the rear, it is considered that the proposals would not detract from the visual amenities or character of the area.

Residential amenity

The proposed extension would have its main glazing facing directly towards the beach but there would also be windows in the east side and north elevations. The north windows would look directly over the front drive and front gardens of No's 160 and 183. These areas have lower levels of privacy due to their location and, as a result, would not be unduly affected by the proposals. However, No.160 has a south side patio garden which would be obliquely in view of the proposed east side window. As a result, the applicant has amended the plans which now show a reduced window size and the angled sunscreen louvres returned on the northern side to obscure any view in that direction.

The house to the west (No.156) currently has a first-floor balcony and rear conservatory on its eastern side. The proposed rear balcony could enable an element of mutual overlooking but the scheme includes an east side visibility screen of louvred timber which as amended is angled to provide privacy.

Recommendation

APPROVE for reason that :-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7)

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ai (External materials for roof, sunscreen, portico and timber window detail to be approved) (amended)
3. C14Aii (Permission relates to amended plans)

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