Development Management - Delegated Officer Report

Application Number: AWDM/1835/21 Recommendation – Approve

Site: 2 Old Fort Road, Shoreham-By-Sea

Proposal: Ground and first floor extensions to front and rear, including double garage to front; first floor balcony at rear

Date of site visit: 22 October 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey flat roofed house on the south side of Old Fort Road. It sits adjacent to the main pedestrian access to the beach leading up from Ferry Road and is therefore very prominent.

It is proposed to construct ground and first floor extensions to the front and rear of the property including a new first floor terrace at the rear. At the front it is also proposed to construct a flat roofed double garage along the western boundary right up to the pavement edge. The existing access will also be relocated to a more central position.

The rear extension measures 2m deep closest to the eastern boundary and 6.3m deep on its western boundary where the extension projects over the proposed garage at the front with an angled front elevation. The rear elevation on the western boundary will also be angled with part of the terrace supported by a brick pier.

The garage will face into the site and will effectively form a 2.9m high boundary wall at the front along the western boundary.

The extensions will be finished in brick and render, replacing the faded painted timber currently at first floor level.

Relevant Planning History

AWDM/0314/11 - Enlargement (including of front and rear) and re-modelling of existing house to create a three-storey flat-roofed house (with front and rear balconies and external rear stairs) - approved but not implemented

AWDM/1249/21 - Application for Certificate of Lawfulness for proposed (static caravan) log cabin in rear garden for ancillary self contained accommodation for family members - approved.

Consultations

West Sussex County Council: The **Highways Authority** has no objection. The application form indicates that the existing vehicular crossover will not be altered, however the plans demonstrate that the site access will be repositioned from the west of the site to the centre, to accommodate the proposed garage. As such, the existing VOC will require relocating to avoid damage to the publicly maintained footway in this location. Any works would be subject to a licence from the WSCC Area Engineer and must be constructed to a specification agreed with them. Details of the access relocation can be secured via condition. The proposed garage is considered to provide sufficient space for at least 4 vehicles to park and there appears to be sufficient space on the driveway for additional parking and for vehicles to turn on site and exit onto the public highway in forward gear.

Representations

Letter received from neighbour at No.4:

I support the application. The most important feature of the proposal as far as I am concerned is that it does not look to encroach across the window of the master bedroom of my property.

4 Old Fort Road is laid out like many foreshore properties with bedrooms at ground floor level. My house is no exception. Indeed, the only window to the master bedroom is that indicated on the proposed ground and first floor plan drawing with the notation "ground floor extension stops short of neighbour's window".

Whilst the rear elevation of the property as proposed to be extended is a little further south than the existing arrangement (and the western side is extended a little further still) I do not wish to raise an objection. The applicants consulted me on the project and I consider that the architects have produced a satisfactory response in this respect.

Your DM Standards (No 1, paragraph 2.15) states:

"Houses and bungalows should usually be designed so that it would be possible for extensions to be added without detriment to adjoining properties. Where this is not possible “permitted development” rights will be removed by condition."

I would therefore propose that as part of the grant of planning permission, permitted development rights under Part 1 Class A (A) be withdrawn in order to provide future protection in this regard. The justification for this is that I believe that the applicants (or their successors in title) would still otherwise be entitled to construct (in addition to the proposal) a two-storey rear extension 2m from the common boundary with my property, up to 3m from the original rear wall. As the latter is proposed to be extended by around 1.5m, a further 1.5m extension, built in addition to the proposal now before you, would very significantly compromise the light into (and amenity of) my master bedroom window.

This is something that I have discussed with my neighbour, who is content that this be a condition of the grant of permission. I believe the applicant's agent may be in touch with you accordingly.

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 2021)
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 proposed extensions are considered to be in keeping with the eclectic mix of architecture along Old Fort Road. The modest two storey form is retained but with a contemporary upgrade.

The proposed garage will be a very prominent feature, extending up to the front boundary and much further forward than any other front extension or outbuilding along this street. The front garden of No.2 is smaller than many other properties in the street because of the relative closeness of No.2 to the road. The garage extension will be similar to others that have been allowed elsewhere but it will be closer to the road because of the smaller front garden.

However, it is considered that it can be supported. The houses at this end of the road are staggered with No.2 the furthest forward on the east side of the opening to the beach, with 32 Beach Road on the other side of the beach access further forward still. As one looks westwards along Old Fort Road, it is the existing garage wall of No. 32 that can be seen beyond the front elevation of No.2. The proposed garage at No.2 will project only a short distance beyond that wall and will not be unduly intrusive as a result. The garage wall will also provide improved privacy and security for the occupants of No.2, reducing their exposure from the footpath.

However, it should not be seen as setting a precedent for other dwellings, which are set further back from the road, to extend at the front up to the pavement edge as this could have a harmful impact on the visual amenities and character of the road.

Residential amenity

The rear extension is shown on the plans as stopping short of the neighbour's ground floor window, which the neighbour has confirmed is the only window

serving the master bedroom. He has also confirmed that he has no objection to the application on this basis but that he is concerned about the ability of the house to be extended further in the future and has requested that permitted development rights are therefore removed as part of any permission.

This is an unusual request but one that has been agreed by the applicant. In the light of such agreement a condition is recommended. It does not prevent the applicant from applying for further extensions, but it will bring them under LPA control.

The proposed rear terrace replaces an existing first floor terrace which is more recessed and less intrusive. However, the proposed terrace will be angled to predominantly face southwestwards across the beach access and the end of the rear garden of 32 Beach Road with a slatted privacy screen along both sides to prevent overlooking.

The front garage will not result in any loss of residential amenity.

Flood Risk

The site is within a flood risk area and the submitted FRA confirms that flood resilience measures will be implemented as part of the development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as proposed
4. Removal of PD
5. Access
6. Parking
7. Details of slatted privacy screen
8. FRA
9. Obscure glaze side windows east and west

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: 9 November 2021

Authorised by: Gary Peck Date: 9 November 2021