Exp·y 4/7/07

Development Control – Delegated Officer Report

Application Number: ADC/0277/07 **Recommendation - Application Refused**

Site: **124 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HL**

Proposal: **Proposed ground and first floor extensions. Conversion of roofspace including extending existing roof**

The Application

The site is located within the built up area of Shoreham. The proposal is to extend, remodel and modernise the existing house at 124 Old Fort Road. The original house dates from the 1950s and was extended at the rear with a sunroom and balcony in the late 1970s. The property has a very large front garden, setting it back from Old Fort Road. To the rear the garden opens straight onto the beach. To either side are existing houses that have been altered and modernised to varying degree, with each immediate neighbour have loft conversions. . Properties within the vicinity of the site vary from two storey dwellings with pitched roofs and loft conversions, to flat roof buildings to single storey bungalows, there is no uniform building height, within the street.

The extensions and alterations now proposed would replace the 1970s extensions and create a new double garage and single storey study at the front and 1.8m extension to the rear to enlarge the living area at ground floor and provide a replacement balcony at first floor. The ridge height of the roof will be raised by 0.6m to allow for the conversion of the loft space for two additional bedrooms and bathrooms. A large glazed panel is proposed at the front, which is effectively a dormer to allow for the new staircase to the loft conversion. To the rear velux rooflights are proposed including two velux roof terraces.

Consultations and Representations

Third Parties: - No written representations received.

Consultations: - None.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016: DEV1
Adopted Adur District Local Plan: AG1, AH7 and Appendix II
Supplementary Planning Guidance including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, relating specifically to extension and alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of light or privacy or have an overbearing effect on the neighbouring dwelling and be sympathetic to the original dwelling and area in general. Design and materials shall be sympathetic to the original dwelling.

Visual Amenity and Character and Appearance of Existing Building

As stated above Old Fort Road provides an eclectic mix of building designs with various types of properties varying in height and scale. The properties either side of the application site both already have extensions and loft conversions. The properties within the street do not follow a uniform building line as many have been extended to the front in a piecemeal fashion.

The proposed single storey front extension is considered to be acceptable in this case and will break up the front elevation of the property, which is currently quite bland. The design and scale changes the character of the existing building but will not be out of place in the streetscene. There are other examples of significant front extensions nearby, including at nos. 120, 122 and 128. This proposal would not project any further forward than those existing examples. The character of the existing house is not one of particular merit and the altered appearance is not considered harmful in this instance.

The roof conversion and alteration in itself will have no significant impact on the streetscene or on the adjacent houses. The additional increase in height to this building is not considered to be

such to warrant a refusal in this case. The resulting height of the roof will be similar to No. 122, which has undergone significant modernisation and alteration already. However there is concern with the large, glazed flat roofed front dormer, which will be an unusual and dominating feature at the front of the house. Given that the existing house is of rather simple appearance at the front, it is considered that this feature would excessively change the appearance and character of the building.

The proposed stainless steel flue to the west side of the house is not considered to have any significant impact. It is small in diameter and set towards the rear of the house and will not project higher than the ridge of the roof.

The proposal is considered to be unacceptable because of the front glazed dormer feature in this case. There is no objection to the increased height of the building, which would not have any significant adverse impact on the character and appearance of the existing building or street scene.

Residential Amenity

The main properties to be affected in this case are Nos. 122 and 126 Old Fort Road adjacent to the site. The increased height of the building would not have a significant impact on the neighbouring properties either side. The building already has bedrooms at first floor level facing south and the bedrooms in the roof will not significantly increase overlooking. Many houses in the vicinity already have dormer windows and/or velux in the rear elevations. The proposed balcony is not of concern because it will replace an existing balcony that was erected in the late 1970s. Again, due to the outlook to the beach/sea to the rear, many houses along the road feature balconies and terraces.

There is one side kitchen window to No.122 but this is not a primary window and this property already has an expanse of glazing to the rear allowing natural light to this area. To the side of No. 126 are three secondary windows, which are adjacent to the existing side elevation of the application site. The proposals will not cause any significant loss of amenity on grounds of light.

The rear garden of the property is quite small for the size of the house and the proposals will reduce this further. However, it is considered that as the garden opens directly onto the beach there is no significant issue of lack of access to amenity space at this

property. The front garden will remain large after the front extensions.

Conclusion

The proposal is considered unacceptable because of the large and dominating front glazed dormer feature that would be out of keeping with the existing building and the character of the area.

Recommendation

REFUSE on grounds that :-

1. B5ER (~~dormer out of keeping~~) The proposed front staircase enclosed by glazed curtain walling is unacceptable in that it is excessively tall and does not...

C. Jackson 29.6.07