Expiry Date – 4/3

Development Control – Delegated Officer Report

Application Number: AWDM/0015/22 Recommendation – Grant

Site: 114 Old Fort Road, Shoreham Beach

Proposal: **Demolition of existing two storey house and construction of a three storey flat roofed 4 bedroom link detached dwelling with balcony at first floor and terrace at second floor south elevations and two air source heat pumps (AWDM/1544/21). Application to vary Condition 1 (Approved Plans) and condition 10 (Privacy screens) Opaque glass privacy screens in place of timber slatted screens at first floor level and at second floor.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21/1 – no works commenced. No. 112 has its roof off.

Site and Surroundings

The application relates to a detached two storey dwelling on the southern side of Old Fort Road backing onto the beach. It is close to a roundabout and to a public footpath to the beach on the west side of No. 116.

It is not in a conservation area and is not listed. The beach itself is a Local Wildlife Site and Local Nature Reserve.

Planning permission was granted last year for the redevelopment of this plot with a three storey house, see history below.

Proposal

In last year's approved scheme timber slatted screens were approved at first floor rear terrace level. The applicant would like to vary the condition requiring their installation to allow obscure glazed screens in their place. This permission was also conditioned to require the submission of details of 2nd floor screens. Obscure glazed screens with 1.8 metre high east and west side screens are shown, 1100mm on the southern (rear elevation. The approved plans condition, No.1 and condition 10 need to vary to accommodate these changes.

Relevant Planning History

AWDM/1544/21 - Demolition of existing two storey house and construction of a three storey flat roofed 4 bedroom link detached dwelling with balcony at first floor and terrace at second floor south elevations and two air source heat pumps. Granted 5.11.21

Consultations

None undertaken.

Representations

Neighbour at 116 raises the following points:

1. The support system for the privacy screens looks inadequate.
2. The gap to allow the automated shutters to work is not specified. If too large it may nullify the purposes of the screens.

Shoreham Beach Association:

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2021
Adur Local Plan 2017 Policies 1, 2, 3, 15, including 'Development Management Standard No.2 Extensions and Alterations to Dwellings'.
Circular 11/95 'The Use of Conditions in Planning Permissions' (DoE 1995)

Planning Assessment

Principle

The principle of redevelopment has already been agreed. For consideration only in this instance is the impact of the revised screen details at first and second floor levels on neighbour amenity and design.

Neighbour amenity

The revised screens are 1.8 metre high on the east and west ends of the terraces and will prevent direct overlooking of neighbouring properties and gardens. There is a 100mm gap at the back edge of the building to allow the automatic sun screens to move. This size of gap will protect privacy.

Design

Glazed screens are a common feature of the terraces on Old Fort Road. The proposed screens are acceptable in design terms.

Recommendation

Approve Subject to conditions:-

1. Approved Plans
2. 3 years
3. In accordance with FRA
4. Full Contamination study details – pre-commencement
5. Surface Water drainage details - – pre-commencement
6. Samples of Materials – pre-commencement
7. Construction Management Plan details - – pre-commencement
8. Hard and soft landscaping details - pre-commencement
9. Second floor terrace privacy screen details – pre-occupation
10. First floor screens – pre-occupation
11. PD restricted
12. West side high level windows min 1.7 m off finished floor level
13. No new side windows
14. Parking and EV's provided prior to first occupation

INFORMATIVES

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. Pulverised ash
3. Access required from Parks and Foreshore
4. Soakaway infiltration rates
5. SW connection
6. SW sewer
7. Demolition notice

Case Officer:	MOK	Date: 4.2.22
Authorised by:	PB	Date 4 February 2022