# Development Management - Delegated Officer Report

**Application Number: AWDM/1680/18 Recommendation – APPROVE**

**Site: 28 Old Fort Road, Shoreham-By-Sea, West Sussex**

**Proposal: Single storey rear extension with first floor terrace above, new dormers to north and south, extension to garage and altered ramp access. New rooflights to east side roof slope, new canopy over front door. Removal of chimney and provision of new log burner flue. (amended resubmission of AWDM/0008/18 to enable change to external materials and additional roof light to east roofslope.)**

**Date of site visit:** 12th February 2018 (for original consent)

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is an existing brick and tile, detached chalet bungalow. It has a garage set forward of the bungalow. There are flat roof dormer windows to the front rear and side and a rear flat roof single storey extension. The bungalow is on the south side of Old Fort Road, set back from the road with a large driveway and lawn to the frontage. To the rear is a garden enclosed by low level fencing with open aspect onto the beach.

Old Fort Road is characterised by properties of varying scale, character and design. Many dwellings remain as original properties such as the application site whilst many have been remodelled or fully redeveloped with in many cases increased scale and the use of contemporary materials and finishes and unique design.

The dwellings directly adjacent to the site on either side are traditional in form and use of materials but are larger in scale than the application site. From the rear of the site there are views east and west along the beach of striking new development, an eclectic mix of building design and character. To the front of the site on the north side of Old Fort Road are many other examples of new development which is untraditional in both form and use of materials. Of note is the dwelling directly opposite to the north, 39, Old Fort Road.

Consent was granted in March 2018 to extend and remodel the existing bungalow. The existing rear extension was to be removed and a new extension was proposed to the rear, the full width of the building the same depth as the existing flat roof extension with the addition of rear projections on either side as a design detail and screen. A first floor terrace was also proposed above the single storey extension, the rear dormer to be enlarged to provide access onto the terrace from the master bedroom. A new dormer was also proposed to the front elevation. There were two side dormers to be removed and these were to be replaced by a larger flat roof

dormer extension which was shown as being fully enclosed creating space for an internal lift.

The garage was to be slightly enlarged with a canopy over the front door a new access ramp, rooflights and flue were also approved.

Consent was given for the external materials and finishes of the building to be zinc cladding with timber cladding to the walls. Consent was also given for the garage to be clad with zinc and timber.

The plans showed the dwelling to be designed for the occupation of a wheel chair user. This was a material consideration in the determination of the original consent.

The current application is an amendment to the approved scheme. The external materials are proposed as Spanish slate tiles and vertical cedar cladding. The applicant's agent has emailed details of the proposed materials with a photo of the proposed finish.

In addition to the previous consent a further roof light is proposed on the east roof slope. Consideration is given here to these amendments.

**Representations**

None received

**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 (March 2012)

**Planning Assessment**

**Principle**

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

**Visual amenity**

The proposed extensions and alterations have already been considered under AWDM/008/18. Consideration is given here to the amendments relating to materials and the additional roof light. In terms of visual amenity the changes to the materials will be acceptable in this case. As previously discussed the materials proposed differed from those of the traditional style bungalow. The materials proposed here, as with the original approval, give rise to a very crisp and contemporary appearance. Likewise the proposed materials will contribute to the different styles and

approaches, tastes and preferences of the use of materials in this locality. These materials will add to the variation and unique character of this area. The materials proposed here will not be detrimental, they will contribute to this.

The additional roof light is to the eastern elevation where there are roof lights forming part of the original consent. Visually there will be no harm as a result of this additional feature.

**Residential amenity**

With regards to privacy and overlooking the impact of the development as a whole has already been considered. The proposed additional roof light is on the eastern elevation of the building. It will not result in any greater overlooking than would be the case with the roof lights that have been approved in this case.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Details of materials
4. No additional windows on east or west elevation of building or roof slope
5. Prior to use of the balcony hereby permitted the side screens shall be fitted with obscure glazing 1.8 m. They shall remain at all times unless otherwise approved in writing by the LPA. Reason: - In the interests of residential amenity.

**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.

2. Contaminated land precautionary
3. PFA informative.

Case Officer: Hannah Barker Date: 3rd December 2018

Authorised by: Peter Barnett Date: 4 December 2018