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Application Number: ADC/0284/07 Recommendation – APPROVE

Site: **32 Old Fort Road, Shoreham-by-Sea BN43 5RJ**

Proposal: **Extensions to existing house, two-storey to front (north) elevation, extension over garage to north/west corner, second-floor extension to front and west side with alterations to existing roof terrace and internal alterations**

The Application

The beach is directly to the rear of the property. This detached house (as existing) has two storeys with a flat roof, which is used currently used as a roof terrace. The house is set back from the highway with a large area of hard standing to the front. A flat-roofed double garage/store is attached to the western side and is set 6 metres closer to the highway than the main house. The property has an art deco character and is rendered white.

Either side of the application site and opposite are dwellings of varying design, scale, type and height. Properties within the vicinity of the site vary from two storey dwellings with pitched roofs and loft conversions, to flat roofed buildings to single storey bungalows. There is no uniform building height, within the road.

Permission is sought to extend the property to the front by two storeys to provide a porch/entrance hall at ground floor level and part of a bedroom/wet room at first floor. The extension is essentially rectangular in shape but there is a slight curve to the north eastern corner. The extension is 6.4 metres wide and 3.8 metres in depth. Also proposed is an extension above the existing garage/store 2.1 metres deep and 3.1 wide which will provide an en-suite at first floor level and will be incorporated into a proposed addition at second floor level to form part of a bedroom and ensuite.

The height of the building will be increased by 1.9 metres to a total of 8.5 metres. The extension is flush with the front elevation of the existing property and will extend to the west flush with the existing first floor part of the building. The extension is 8.6 metres wide and 7 metres deep, with a 4 metre by 7 metre roof terrace. There is also space provided on the roof for solar panels and sedum green roofs are proposed.

A previous application was submitted in November 2006 (ADC/0446/06) for a different scheme which proposed the front extension to be a full three storeys in height which was incorporated into a proposed second floor addition covering the entire width of the house and the front half of the roof area. This proposal was withdrawn following a recommendation by officers for refusal based on the proposal being out of keeping in scale and design with the existing dwellings and detrimental to the visual amenities of the locality.

Consultations and Representations

Third Parties: 6 letters have been received from residents of No's 30, 34, 41, 43, 45 & 47 Old Fort Road, the main objections being:-

- No objection to outward extension but object to upward extension which would be detrimental to this road.
- Disturbance during construction.
- Excessive second storey extension.
- Overbearing for the properties on the other side of the road.
- Loss of light and loss of privacy to properties either side and opposite.
- Three storey property would be out of character
- Property would dominate surrounding area.
- The design of the building would be damaged by the addition.
- Little change from previous application.
- Contrary to Policy AH7 of the Local Plan.
- Incongruous feature, out of context.
- Scale and character of building will be dramatically altered.
- Visually prominent.
- Property is also visible from the adjacent beach.
- Set a precedent for further similar development.
- Overdevelopment of present dwelling
- Loss of television reception.
- Restricted views.

[NB. a request is made by the resident of No. 45 to speak at the committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 Supplementary Planning Guidance including: - Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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 - character and appearance

When comparing the current scheme with the previously withdrawn scheme, significant improvements have been made to reduce the bulk and scale of the development and to reduce the vertical emphasis of the design which would have resulted in a 'box-like' form, overly dominant within the streetscene. By breaking up the building height to the front elevation, reducing the width of the second storey addition and changing the design details and fenestration, the current proposal is considered to be more in keeping with the existing building. It is not considered that it would be excessively dominant within the street scene.

As stated above Old Fort Road provides an eclectic mix of building designs with various types of dwellings varying in height and scale. The properties either side of the application site are both two-storey pitch roofed houses but the ridge and eaves height of both varies, as does the architectural character of the dwellings. 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 two-storey front extension is considered to be appropriate in this case and helps to break up the front elevation of the house. Its design and scale is sympathetic to character of the existing building.

The proposed second floor addition to the building is, also, on balance, considered to be acceptable in this case having regard to the varying character, style and heights of the surrounding properties. The building as existing has a unique character as do many of the properties within Old Fort Road and is therefore currently a distinct feature within the streetscene. When viewed from the street, approximately two thirds of the width of the house would raised in height to provide the proposed third storey, therefore breaking up the bulk of the building and avoiding the vertical emphasis of the previous proposal. The second floor extension is also set in from the western side boundary, thus breaking up the bulk of the extension further.

The height of the building will be increased to 8.5 metres which is not considered to be significantly higher than other larger houses on this side of the road and not significantly higher than the neighbouring house to the west which is approximately 8 metres high. There are other 3 and 2½ storey buildings within the vicinity of the site.

The proposal is considered to be acceptable in this case. The increased height of the building would not have such an adverse impact on the character and appearance of the existing building or streetscene as to warrant refusal, having regard to the design and character of the existing building and the diverse character of the streetscene.

Residential Amenity

The main properties most affected are those either side (No's 30 and 34 Old Fort Road). The proposed increase in height of the building would result in increased overshadowing of these neighbouring properties early and late in the day. However, it is considered that, owing to the direct southerly aspect to the rear of both these houses, that this impact would not be such as to warrant refusal. There are windows on the side elevations of the neighbouring properties which face onto the application site. However, light to these windows is already limited due to the height and proximity of the building as existing. The positioning of the windows and the relationship between the buildings also means the impact would not be significant.

With regard to privacy, there are no windows proposed on the side elevations of the extensions which would overlook the existing neighbouring properties. A roof terrace exists at the property currently and therefore the proposed roof terrace at first floor level would not result in any increased potential for overlooking of the adjacent properties.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7, AT12) and the adopted West Sussex Structure Plan 2001-16 (LOC1, DEV1, DEV4-5).

Subject to:-

1. C1Ci (Standard time limit)
2. C12Ei (External materials to match existing)
3. No additional roof area shall be used a balcony/terrace than that shown on the plan hereby approved.
4. Prior to commencement of works, details of the proposed balustrade shall be submitted to and approved by the LPA and it shall be installed in accordance with such details as approved.

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