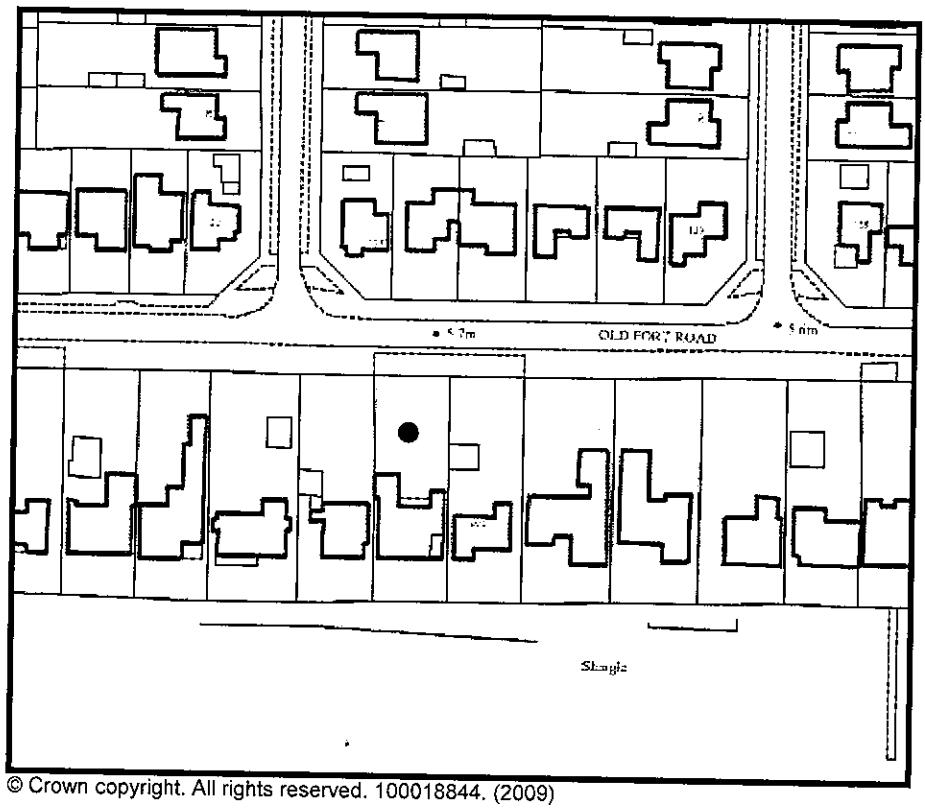
**Application Number: ADC/0319/09** **Recommendation – APPROVE**

**Site:** **100 Old Fort Road, Shoreham-by-Sea BN43 5HB**

**Proposal:** **New boundary wall and greenhouse to front, and revisions to ADC/0021/07 including side screens, solar panels, additional rooflights and windows**

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## The Application

The application was deferred at the last meeting of the Committee to enable the applicant to address issues regarding the prominence of the proposed front greenhouse and the proposed tall screens to protect the trees. The latter have now been amended (see end of fourth para below).

The application is for revisions to the nearly-completed previous approval for extensive remodelling of the original detached chalet-style dwelling with front 'eyebrow' dormer (ADC/0021/07). The approved scheme consists of a single-storey flat-roofed extension of contemporary design that wraps around the front, east side and rear of the dwelling. This allowed for the extension and original groundfloor rooms to be converted into sleeping accommodation, including a rear balcony on the rear section of the extension.

Permission is sought to amend the detailing of the almost finished extension, in addition to proposals for a greenhouse to the front of the dwelling, with new boundary wall, and screens for protection of growing trees and vegetables. The proposed greenhouse would be 6.7m wide, by 2.3m in depth, by 2.5m in height at the ridge of the roof. It would be set back from the road 0.8m, behind a proposed new 0.75m deep wall/planting screen.

Four trees already planted within the front garden are proposed to be screened for protection by a timber slatted screens. These were previously shown 4m high and 11m wide. The applicant has now amended the screens to show 4 individual timber slatted screens which would each be 3.6m high by 2m wide, with a gap of 0.7m between each screen. The slats are now further apart in order to increase the overall transparency of the screens.

As regards the bungalow itself, the proposed amendments to the original approval consist of the partial removal of obscure screening to the east and west side of the balcony; the addition of a new first-floor kitchen extension 2.3m wide, by 2.3m deep, by 2.8m in height; the addition of raised rooflights to the roof of the original extension (four to the front and one to the side as opposed to three flat rooflights); the addition of one window in the west side wall of the rear extension; the addition of a west-facing window directly behind the front extension; the addition of a solar thermal panel above the proposed kitchen extension; and the change of the workshop windows in the front elevation to a garage door.

To the east is a detached house (No.102) with rear balcony and first-floor conservatory sun-room. The sun-room has clear glazing on the western elevation. To the west is a detached house (No.98) which also has a rear balcony (unscreened) and a small glazed sunroom which is part of a first-floor master bedroom. The sunroom is glazed with clear glass in the east elevation. To the south are the extensive views of Shoreham Beach.

Since the application was deferred, the applicant has given a response to the concerns and states that the greenhouse would occupy less than half of the frontage of the dwelling and is located to allow good levels of sun all year round. The structures would be transparent and designed to have the lightest and strongest safe structure, designed in conjunction with Price and Myers engineers to ensure they are robust and can withstand all weathers. The greenhouse base would be below eye-level and it would preserve the open nature of Old Fort Road, although there are tall hedges and the like elsewhere. The treescreens (which have been amended in design) can be temporary until the trees have become established. He states that his is an exemplar garden for "Beach Grown and Nourished", a new organisation promoting sustainable food production on Shoreham Beach, and that the greenhouse is a key part by enabling the extension of the growing season.
He reiterates with regard to the west side screen of the rear balcony that he only wishes to remove part of it, not the entire screen.

**Consultations and Representations**

***Third Parties :*** There is now one letter of objection, from the resident of No.123, who raises concerns that the proposed plan is not in keeping with the properties in the area; questions the temporary nature of the tree screens and feels that the trees will always suffer from wind burn given the location; and that, given the tendency for high winds in this part of the beach, that a greenhouse so close to the road would be a public safety issue.
*[NB. The objection from the residents of No.98 Old Fort Road, has been retracted in full]*

**Relevant Planning Policies and Guidance**

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

**Planning Assessment**

There are two main issues arising from the deferral at the last Committee meeting:-

1) the issue of visual amenity and how the greenhouse and tree screens (as amended) would appear within the streetscene; and
2) the issue of potential overlooking of the neighbouring dwelling to the west (No.98) and how the reduction of the balcony privacy screen would affect it.

***Policies***

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general, and the proportion of garden area taken by the proposal would not be excessive having regard to the character of the area.
The Councils Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' sets out the principles for maintaining both residential amenity to neighbouring properties and visual amenity. It states that side windows in rear extensions should be 6.1m from any solid obstruction and 22m from facing principal windows. In many instances windows on side elevations will not be able to meet these criteria and will usually not be allowed unless they are obscurely glazed and in some instances fixed shut.

***Visual amenity – greenhouse***

The south side of Old Fort Road is of mixed character with many different designs and scales of detached dwelling, most of which are well set back from the road and wide pavements. Many of the houses have detached garages in their front gardens and these can vary greatly in terms of their design, scale and location. However, in general terms, the front aspect of the dwellings on the south side of the road is of open character.

The proposed greenhouse would be of a more modern, substantial design than a typical 'off the shelf' model and it is considered that, purely in terms of its appearance, it would be in keeping with the remodelled dwelling on the application site. The greenhouse would have a maximum ridge height of 2.5m but this ridge line would be inset from the front boundary of the site by 3m, with a roof that would slope down towards the road to a height of only 1.7m. The architect has designed a boundary wall 0.75m thick for the greenhouse to sit behind, which would also act as a raised planter, and he proposes to plant a hedge (the subject of a recommended condition) to help screen the greenhouse from view.

To the east, the adjacent dwelling (No.102) has a boundary wall 1.4m high of brick and open concrete blocks, with a 2m high hedge behind, which screens their own vegetable garden. To the south of this garden area, is a detached flat-roofed garage, timber carport and greenhouse. It is considered that this accumulation of boundary treatment and outbuildings lessens the open character of the front of the two adjacent properties and, with the proposed screen hedge, would prevent the greenhouse from appearing excessively incongruous in its proposed location towards the front of the site.

***Visual amenity – tree screens***

In response to the concerns raised by Members that the treescreen would be overly prominent in the streetscene, the applicant has now reduced the overall height from 4m to

3.6m and split it into 4 individual screens, 0.7m apart. Also, the slats are proposed to be further apart which would further improve their transparency. The applicant has stated that the screens would only be required for a temporary period (2 years) to ensure that the trees become established. After this time they could be removed and it is recommended that this be the subject of a condition.

***Residential amenity – overlooking***

The main concerns with the proposed amendments to the original scheme are whether there would be an excessive amount of overlooking from the proposed new windows and balcony to the two adjacent properties.

The rear beachscape view of Old Fort Road is varied with many dwellings having been replaced, and redeveloped extensively. There are a number of extensions and balconies at first floor level in the vicinity which have no privacy screening at all and there is mutual overlooking between many of the properties. The two adjacent dwellings are examples of this and it is evident that the rear of these houses are all exposed to overlooking from areas of the beach, consequently lessening usual levels of privacy that would be expected.

The application dwelling itself, prior to the start of work on redeveloping the site, had a rear sunroom with east and west side clear glazing and a small firstfloor balcony accessed from the bedrooms in the roof space. The west side wall of the dwelling also had six windows. Consequently, the dwelling already had an effect on the privacy of both neighbouring properties. The balcony subject to the original planning permission was much deeper and projected 2.4m. It was designed with solid walls with 'loop hole' angled apertures to allow views only of the beach, avoiding direct views of neighbouring habitable rooms. It was considered at the time that the loss of some of the flank wall windows would counterbalance the overlooking that would be experienced from the stairs to the balcony.

In respect of the present proposals, the neighbour to the west has retracted in full his objections regarding loss of privacy and light and it is to be noted that approval has been granted for his own property to be provided with rear balconies which are unscreened (ADC/0461/08). The applicant continues to argue that there would be no loss of privacy and that only part of the west side screen would be removed (1.6m wide by 1.7m in height). However, it is still considered that, due to the proximity of the applicants balcony to the first-floor bedroom window of No.98, and due to the overall increase in depth from that of the original balcony (2.5m with 1.6m to be unscreened) that a full rather than partial privacy screen is needed on the west side to prevent unacceptable loss of privacy.

The eastern side of the balcony would be screened by a built in barbecue and balustrade which is considered to be acceptable in this instance and would result in no greater loss of privacy than from the original balcony.
Other amendments to the scheme involving the introduction of new fenestration were considered at the last meeting and it was determined that there would not be a loss of privacy caused by them.

***Residential amenity – loss of light***

It was concluded at the last meeting that the proposed kitchen extension would not result in a loss of light to the neighbouring dwelling, due to the uninterrupted southern aspect, and separation of 3.2m between the proposed extension and the neighbouring dwelling. It is not considered that the proposals would cause unacceptable loss of light.

***Access and highway safety***

The proposed trellis above the west side boundary wall at the front of the property has been deleted and, consequently, the proposals would not affect visibility or otherwise have any material effect on highway safety.

***Conclusion***

It is considered that the overall appearance of the dwelling and streetscene would not be harmed by the addition of the greenhouse or by its location, which would be screened by a hedge, having regard to the considered design approach of the architect.

The proposed tree screens would be of a temporary nature to enable the trees to become established and a temporary permission is therefore recommended. The details of the materials and construction of the screens (and also the balcony screens) need to be provided and this is covered by other conditions below.

The alterations to the rear extension would not result in loss of privacy to the neighbouring dwellings provided that the west side of the balcony is fully screened in a way that will prevent overlooking.

**Recommendation**

APPROVE for reason that:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7)

Subject to:-

1. C1Di (Tree screens to be removed on or before 30 April 2012) (amended)
2. C14A3 (Permission relates to application as amended by revised plans of tree screens 015/01 & 020/00 received on 25 September 2009) (amended)
3. A privacy screen on the west side of the balcony shall be erected within 2 months of the date of this permission in accordance with details to be submitted to and approved in writing by the LPA and it shall thereafter be retained permanently.
4. The greenhouse, the timber tree screen and the west side boundary trellis shall not be erected until further details of their materials and design have been submitted to and approved in writing by the Local Planning Authority.
5. Prior to the commencement of use of the greenhouse hereby permitted, an evergreen hedge of a species to be agreed in writing by the Local Planning Authority shall be planted along the northern side of the proposed greenhouse, and shall be grown to a height of not less than one metre and thereafter maintained at such height. Any parts of the hedge which die within a period of 5 years from planting shall be replaced in the next planting season.

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