**Development Management - Delegated Officer Report**

**Application Number:** **Recommendation – Approve**
**AWDM/0904/12**

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

**Proposal:** **Application for minor material amendment to approved application ADC/0109/10 to amend details of fenestration; ground floor external materials to east and west sides; rainwater pipes; front entrance portico; addition of heat pump to roof and omission of swimming pool in rear garden.**

**Date of site visit:** 26.07.12

**Neighbours checked:** Y

**Additional neighbour notifications:** N

**Proposal, Site and Surroundings**

The application site lies on the south side of Old Fort Road and has a three storey flat-roofed contemporary house within it which is almost complete, awaiting Building Control certificates.

Planning permission was granted in April 2010 for the demolition of the existing building and the erection of the new dwelling (ADC/0109/10), subject to specific conditions regarding materials, and balcony screening.

This application proposes a number of minor amendments to the design of the approved dwelling comprising:

- Amendments to the fenestration design with the loss of some of the horizontal glazing bars;
- Reduction in the amount of ground floor tiling to the east and west side elevations of the house;
- Addition of rain water down pipes;
- A change to the detailing of the entrance portico with the addition of a flat roof rather than pitched roof;
- Omission of the swimming pool; and
- Addition of a heat pump to the roof.

**Relevant site history**

As above

**Consultations**

None

## Representations

***Third parties:*** There have been no third party objections to the proposals.

## Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2.

## Planning Assessment

### Visual amenity and character

The proposed changes are considered to be minor and do not materially affect the scale, form or design of the proposed dwelling. The addition of down pipes, changes to the fenestration detailing and reduction of the amount of glazed tiling do not result in a dwelling that is significantly different to that of the original approval, and would not warrant a refusal on the basis of the amendments. The house is in contrast to its immediate neighbours owing to the contemporary design, form and choice of materials, however it would have a similarly striking appearance as some of the other recently developed houses in the road.

The proposed heat pump will add development to the flat roof but it is not considered to be unduly intrusive or harmful to the character of the street as a whole, particularly given the varied character of Old Fort Road, which has within it - domestic scale wind turbines, solar panels, chrome chimneys serving wood burning stoves, satellite dishes and tv aerials.

### Residential amenity

The proposed heat pump is sited inset from the flank wall of the main building alongside the tiered second floor. Through its nature, the pump (and exterior mounted fan) run intermittently only when heat recovery is in operation. It has the appearance of an air conditioning fan, and whilst it is in contrast to the sleek design of the building itself, it is not considered that it would result in the detriment of the neighbour amenity through noise disturbance, owing to the height at which it is mounted, and the irregularity of its use.

The proposals do not seek to amend the design of the first floor balcony to the rear of the property, however the screening has not been implemented in accordance with the original plans. The balcony area has been extended beyond the sides of the second floor section, to the exterior of the floor below, whereas originally the balcony followed the flank of the second floor width. Additionally the planning condition for high level screening has not been implemented or been sought to be discharged.

### *Accessibility and parking*

The proposal does not affect parking and access to the dwellings.

**Recommendation**

**APPROVE** for the reason:-

The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It 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, AH2).

**Subject to Conditions:-**

1. No further windows or openings in the east or west elevations.
2. Glazing in the east and west side elevations to be at all times of obscured glass.
3. Within two months of the date of this permission, the second floor balcony side projections shall be removed and it shall be reduced in width to that of the second floor structure (10.2m), and an obscurely glazed screen 1.7m in height shall be erected to the entire east and west sides, unless otherwise agreed in writing by the Local Planning Authority.
4. Permission relates following plans:
   Drawing No: 268 – 11. Date Received: 23.07.12.

**Is recommendation contrary to letter(s) of representation?** N

Case Officer: C Hone Date: 27.09.2012

Authorised by: Gary Peck Date: 27 September 2012