Development Management - Delegated Officer Report

Application Number: AWDM/0113/25 Recommendation – APPROVE

Site: 82 Old Fort Road, Shoreham-by-Sea, BN43 5HA

Proposal: Demolition of existing conservatory and erection of single storey rear extension with first floor roof terrace and minor amendments to previously approved proposals (AWDM/0427/24) currently under construction, including extension of rear dormer and insertion of sliding patio doors to allow access to proposed first floor terrace.

Date of site visit: 13/02/25

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

No. 82 is a bungalow located directly on the beach and work has commenced on implementing a previous planning permission for the formation of a first floor roof terrace to the rear, extension/joining and re-cladding of two existing rear dormers and minor alterations to the ground floor front elevation.

Permission is now sought for additional works which are the removal of the existing rear conservatory and its replacement with a single storey rear extension and first floor roof terrace above.

The application also includes revisions to the previous permission, including the omission of a Juliet balcony and glazed doors on the south elevation at first floor and replacement with fixed glazing, the addition of a high level fixed glazed window to the east elevation at first floor, the extension of the rear dormer to the west and the addition of a glazed patio sliding door to allow access to the proposed roof terrace, removal of the Juliet balcony doors to the west elevation of the first floor sunroom and replacement with sliding patio doors to also allow access to the roof terrace, and the insertion of 3 rooflights to the north roof slope.

The rear of the building is to be timber clad as before.

Relevant History:

AWDM/1181/23 Formation of first floor roof terrace to the rear, extension/joining and re-cladding of two existing rear dormers and minor alterations to ground floor front elevation - Approved

AWDM/0427/24 - Extension/joining and re-cladding of existing rear dormer and formation of flat roofed first floor extension at rear - approved

Representations:

Support received from the occupier of No.80: Having reviewed the planning application proposals reference AWDM/0113/25 for the first floor roof terrace at 82 Old Fort Road, I would like to register my support for the roof terrace being created without a 1.7m high obscured glazed screen to the western end as I do not feel that any overlooking or loss of amenity will take place

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2024

Planning Assessment

Principle:

The property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual Amenity:

The beach has many dwellings which have been extended and modernised with contemporary materials and it is considered that the changes proposed on this application will be in scale and character with the diverse styling of the dwellings in the locality.

Residential amenity

The new window on the first floor east side elevation of the new first floor will be high level (1.7m above floor level) to prevent loss of privacy to the neighbouring occupiers. The proposed terrace will be screened from No. 84 by the new rear first floor extension.

A glazed balustrade is proposed for the west side of the terrace which has the potential to overlook the dwelling to the west. However, there are many examples of roof terraces on the beach, many of which do not have privacy screens. The rear of these properties is very visible from the beach and it is not considered that it is necessary to insist on a screen in this case. The neighbour at No. 80 has written in support of the application.

The other alterations to the approved scheme are not expected to have an adverse impact on neighbouring amenity.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. Windows

Informative:

1. Approved without amendment

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

Case Officer: Peter Barnett Date: 25 February 2025

Authorised by: Louise Prew Date: 28/02/2025