Development Management - Delegated Officer Report

Application Number: AWDM/0427/24 Recommendation – APPROVE

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

Proposal: Extension/joining and re-cladding of existing rear dormer and formation of flat roofed first floor extension at rear.

Date of site visit: 03.04.2024 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 82 is a 1 ½ storey detached dwelling, located directly on the beach within the Shoreham Beach Estate. It has existing rear ground floor extensions across the full width of the property and has 2no. dormers within its rear roofslope together with 3no. rooflights. The topography of the land slopes at the back, meaning that there are steps leading down from the rear patio to the rear section of the garden. Within this rear garden area is a swimming pool.

The front elevation has a centre, two storey flat roof block section, whilst the roofslopes either side of this block being maintained. A flat roof garage sites forward of the house on its west side, and in front of the garage lies a drive up to the road.

The street scene is characterised by predominantly detached dwellings of single and 1 ½ storey and two storey dwellings. Many of which have been modernised and extended over the years, meaning that many now are of a contemporary design.

As the site is on the beachfront, a Flood Risk Assessment has been submitted.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Rear, 1st floor flat roof extension;
- Extend existing rear dormer across the rear to join with new 1st floor roof extension;
- Clad the extended dormers, the first floor extension, plus the ground floor kitchen extension together with the returns of all, with vertical timber.

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 02.11.2023

Representations: None received

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 2023

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 & Residential Amenity:

The dwelling directly abuts the beach to the rear, and a timber jetty walkway along the beach, in an east west position allows members of the public to walk along the shingled area, but this is positioned more than 45m from the dwelling.

The existing rear dormer to the west side of the rear roofslope, will be extended to the east and join with the proposed first floor extension which is over the existing roof of the kitchen, replacing the existing east rear dormer and rooflights. The result of this extension and merge, will be to create a more open and free flowing first floor area than currently exists.

The whole of the rear dormer including the first floor extension, will then be timber clad. The vertical timber cladding will also merge over the ground floor kitchen, and it will wrap around the side returns of the dormer and the resulting two storey element, in order to create a more cohesive build.

There will be no windows on the first floor east side elevation of the new first floor, and it would be reasonable to condition any permission to maintain no windows in this side elevation. The windows for the first floor extension will be to the south and to the west elevations. Those to the west are full glazed patio type doors and the sliding window has a glazed Juliette balcony, the distance of these west facing glazed door to the west boundary with no. 80 is some 9.5m, and no. 90 is set in from

this mutual boundary by approx. 1m, making the separation distance from the west facing windows and the side of no. 80 approx. 10.5m. Given this distance, it is not considered that there will be any material harm resulting from the window to the neighbours on this beach estate.

The property to the east, no. 84, has a projected balcony, and the proposed first floor extension will be to the west of this balcony. The neighbouring balcony sits forward of the application sites original rear elevation, thereby the amount of the proposed first floor extension will be reduced when viewed from the balcony at no. 84.

The earlier approval at no. 82, had a roof terrace to the side of no. 84 and a 1.8m high obscured glazing screen at the east boundary directly to the side of its neighbour. It is considered that the proposed enclosure of the roof terrace space previously approved, will be more appropriate to no. 84, than the terrace which was open for persons to talk and walk about in close proximity to the balcony at no. 84.

There will be a degree of overshadowing from the side elevation of the first floor extension onto no. 84, but it is considered that the degree of overshadowing will not negate the amount of sunlight to the property, given that it faces south, and thereby will not result in demonstrable harm to the neighbouring property.

There will also be other windows to the south elevation of the extended dormer.

There is a small window in the side cheek of the small west end dormer. This window is an existing window.

It should be noted that the previously approved application AWDM/1181/23 included the widening of the rear dormer, as this current application proposes. However, this current application includes a first floor extension, which acts as a punctuation point to the other dormers.

The Shoreham beach estate, has many dwellings which have been updated to provide a modern eclectic interpretation, including change to materials. It is thereby considered that the changes proposed on this application will be in character with the diverse styling of the dwellings in the locality.

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: Eve Hearsey Date: 24.05.2023

Authorised by: Peter Barnett Date: 28 May 2024