Development Management - Delegated Officer Report

Application Number: AWDM/0213/22 Recommendation – Approve

Site: 111 Old Fort Road, Shoreham-by-sea

Proposal: Remodelling of existing bungalow, including two storey rear extension and extension to roof, to create a two storey flat roofed dwelling with stairwell access to roof and front balcony.

Date of site visit: 17th March 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a chalet bungalow located on the north side of Old Fort Road. It sits between a chalet bungalow to the west and a two storey dwelling with front balconies at first floor and at roof level to the east. Old Fort Road is a residential street with houses and bungalows of varying design, size and form. This section of the street is characterised by traditional pitched roof two storey dwellings and chalet-style bungalows. There are bungalows to the north, immediately behind the site.

It is proposed to extend and 'remodel' the existing property to form a two storey flat-roofed dwelling with first floor front balcony and a roof access in the form of a centrally positioned stairwell with decked area. A rear infill two storey extension is also proposed.

The building will be 6.2m high to the flat roof and 8.4m high to the top of the roof access/stair enclosure. The existing bungalow is 8.2m high to its ridge, although the street scene drawing suggests that the proposed dwelling will be no taller then existing.

Relevant Planning History

AWDM/0167/13 - Demolition of existing chalet style bungalow and construction of 2 no. semi-detached, 2 storey, 3-bedroom dwellings - approved

Consultations

None

Representations

Comments received from occupiers of 109 Old Fort Road:

We object to the roof balcony and the fact that the line of sight from its western side will look down and into our bedroom. This is something that can

be overcome easily with occluded glass, or similar, but we insist that this is part of the final plan.
We have three requests:
1. Please ensure the build takes place within normal hours, that is, 8am till 5pm Monday to Friday only.
2. Can we be given 48 hours notice if any major and messy destruction/construction is taking place?
3. We have a 6'6" wall that divides our houses, paid entirely by ourselves. Embedded within it and smoothly rendered in, are a series of lights with the cable running along the base, then vertically up to each light. There is a risk of damage to this wall if the builders are not careful. Can we have an agreement that any damage to the wall and/or the cable, will be made good by the builders?
If the above objection can be overcome and the three requests agreed to, we have no objections to this build

Comments received from the occupiers of 113 Old Fort Road:

If access to the roof is for maintenance only then no objection.
However, if it is to be used for recreation then object due to overlooking onto side of house (including 2 bedroom windows) and whole of rear garden
Work should only take place Mon-Fri during normal working hours

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

Old Fort Road has experienced much change in its building form over recent years and there is now an eclectic mix of styles on both sides of the road, although this section of the north side of the street is more traditional in form. The proposal would result in a contemporary remodelling of the property which would not look out of place in scale or form in the wider street scene and which would not be noticeably higher than the existing ridge of the bungalow, albeit with greater bulk to the sides. It would sit comfortably between the chalet bungalow to the west and the larger dwelling to the east.

The roof access would be similar to that found on recent developments further west. It would project 2.2m above the parapet but would occupy a fairly small

area at the centre of the roof only and from street level it would not appear unduly prominent. It will be timber clad, stained black. A decked area is proposed in front of the access with a sedum green roof elsewhere. A 1.8m high privacy screen is proposed for the sides and rear of the decked area consisting of louvred fencing at the lower level and obscured glass above. It will be set back from the front of the building by 2.8m and will be 1.5m high above the parapet.

Overall, the proposal is considered to maintain the two storey form of the existing building and would not appear overbearing or dominant in the street scene.

Residential amenity

The most affected neighbours are those on both sides (109 and 113) and the bungalow at the rear in Winterton Way (No. 2) the rear garden of which runs perpendicular to the site.

The existing dwelling projects beyond the nearest rear wall of No. 113 by approximately 3m. Its sloping roof and low eaves height reduces the bulk of the property though and enables a reasonable amount of sky to be visible between the properties when viewed from the rear garden. The proposal would result in a taller vertical wall and a bulkier built form than existing but it is not considered that the impact on the light and outlook on the occupiers of No.113 would be harmful. That property had a significant extension itself in 2014 (Roof extension and alteration (including increased height, extension of roof forward to enclose existing first floor balcony at front and raising of eaves at rear) to form rooms in roof with balcony in new roofslope to front (south) elevation and rooflights to rear (north) elevation. Two windows to side (east) elevation - AWDM/1765/14).

To the west, No. 109 is slightly more removed from the site (2.5m to the boundary compared with 1.3m for No.113). That dwelling has a large dormer on its side roofslope which faces the side of No.111. While a clear-glazed side window would not be permissible today, the proposed development must take into account the presence of the window, which will face the vertical wall of the new dwelling rather than the hipped roof of the existing bungalow on the site. There will be a separation of 4m between the dormer and the side of the new building and the set in of the roof access away from the roof edge will ensure that the light to and outlook from the dormer will not be significantly curtailed. The room served by the dormer is also served by a south facing window and balcony.

Concern has been expressed by the occupiers of 109 and 113 about overlooking from the roof terrace. It is considered that this is a valid concern and a privacy screen has been included to maintain privacy and this can be secured by condition.

Other requests from the neighbour are civil matters which would be dealt with by a Party Wall Act and agreement with the applicant. It is not usual for restrictions on working hours to be imposed for domestic extensions.

At the rear, No. 2 Winterton Way runs perpendicular to the site with a rear conservatory and garden that would be 11.2m from the rear of the new dwellings. It also has a rear extension further north with patio doors facing the site. The side of the conservatory has only high level windows at the southern side facing the site which are screened internally and views into the conservatory are difficult to obtain. The garden itself is screened to some extent by a panel fence which is taller than the existing boundary wall. Of the four first floor windows proposed, two would serve an ensuite and dressing room and can be required to be obscure glazed. There is already an existing 1st floor rear window and there is therefore not considered to be any noticeable increased loss of privacy for residents in 2 Winterton Way. No overlooking from the roof terrace will occur. The building will not be closer to the rear boundary than existing overall

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials
4. Privacy screen
5. Obscure glaze side windows
6. CMP

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 27 April 2022

Authorised by: Gary Peck Date: 27 April 2022