Expiry Date – 29/1/18 ppa 2/3

Development Control – Delegated Officer Report

Application Number: AWDM/1812/17 Recommendation – Approve

Site: **44 Old Fort Road, Shoreham**

Proposal: **Retention of revisions to AWDM/0915/16 to increase footprint of approved three-storey 4-bedroom house on north and east elevations and rear of garage and fenestration alterations**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 17/1

Site and Surroundings

This application relates to a newly constructed three storey house on the south side of Old Fort Road which is nearing completion following the grant of planning permission in 2016. The development has been built out larger than approved at ground floor and this application seeks approval for the various additions. Fenestration changes and changes to the agreed materials have also been made.

This site is within the established heart of Shoreham Beach and is not in a conservation area.

Proposal

Planning permission is sought to retain an enlarged garage, both at the front and rear and an east side ground floor extension to the Boot Room.

The garage has been extended in length towards the road by 1.862 metres. The utility room behind the garage has been widened by 1metre and by 3.3 metres in length to follow the side wall of the garage with the external door now in the south facing wall. The boot room on the east side wall has been widened by 800mm to its full length of 4.15 metres.

Elevational changes amount to:

a). High level windows on the front Elevation (North Facing) are square not rectangular but have been installed with Obscured Glass.
b). 2 x Garage windows run horizontally not vertically to allow the fitting of a work bench.
c). Cedral Cladding replaced with Limestone on upper level to match main house.

SIDE ELEVATION (EAST)

a). Cedral Cladding replaced with Limestone to match main house.
b). Privacy screen included within wall 2.1 x 1.2 obscured glass, seen by planners before application received and allegedly agreed with neighbours.
c). Additional small high level wc window on third floor with obscured glass.

SIDE ELEVATION (WEST)

a). Cedral Cladding replaced with Limestone to match main house.
b). Privacy screen included within wall 2.1 x 1.2 obscured glass seen by planners before application received and allegedly agreed with neighbours.
c). Utility door not visible as moves through 90 degrees. Windows to WC, and Ensuite are now obscured glass for privacy where previously were not.

REAR ELEVATION (SOUTH)

a). door substituted for window to boot room area on Ground floor
b). En suite window on third floor enlarged to match adjacent Master bedroom window.

Relevant Planning History

AWDM/0915/16 - Demolition of existing bungalow and erection of 3 storey 5-bedroom dwelling house. Granted 12.10.16

Consultations

Environmental Health: Precautionary contamination condition and PFA informative recommended.

Representations

3 objections received from two neighbours at 116 Old Fort Road (2) and 63 Old Fort Road (1) summarized as follows:

i. We had concerns the original proposal was an overdevelopment of this site. Bringing the garage forward closer to the road, contrary to the approval, makes the garage out of alignment with neighbouring properties.

ii. This application is not to remedy a small breach it is a blatant disregard of planning restrictions established over years for the benefit of residents of the beach.

iii. The garage does not need to be so long as to overreach the allowed building line and could be redesigned within the plot. The building line should be enforced by officers.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 'Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The enlargement of the building over and above the approved plans relates to the ground floor only.

The original approval included a garage with a depth of 6.9 metres which according to approved drawing P-301-02 lined through with the front of the garage at No. 42, to the west. The garage depth was cut back to this line during the course of the previous application having originally come in 2.5 metres deeper and closer to the road. As built the garage is 1.862 metres closer to the road than approved. This leaves 6.5 metres to the back edge of the pavement; though it should be noted that the applicant's site ownership extends 3 metres into the pavement area.

In terms of direct neighbour impact the garage is not harmful to any neighbour.

The utility extension sits parallel with the blank flank wall of No. 42 and is not having an impact. The boot room is a modest addition and sits approximately 800mm off the shared boundary with No. 46. No.46 is slightly further off the shared boundary and has an angled bay window approximately 2 metres back from this boot room. The boot room addition is not having a significant impact on occupiers at No. 46.

The introduction of obscured glazing in the side walls of the first floor rear terrace and the obscure glazed privacy screens beyond these in place of the approved solid wall maintains the intended privacy but softens the appearance and allows light through on both sides.

Neither immediate neighbour has responded to either notifications in this case.

Character

The garage projection is a prominent feature in the streetscene especially when viewed from the sides. From the front it is partly obscured by three trees within the site. Its increased length is also a blatant disregard of the original negotiated approval and disappointing to see. It would certainly be preferable if it did line through with No. 42's garage as approved. However, the question is would a refusal be sustainable?

The garage is 1.862 metres closer to the road than approved and in front of No. 42's garage by this distance. This extra length is more noticeable on approach in either direction rather than head on. However, a gap of 6.5 metres to the understood front boundary is retained and this includes a substantial raised planter with trees and in due course shrubs. The applicant's front boundary actually extends out beyond the front wall.

The garage is further forward than any other garage in the street. However, given the retained gap to the front wall and the fact that this is a single storey structure only it is not considered that it is causing significant harm to the established character of Old Fort Road, which is very mixed.

On the front elevation the introduction of horizontal glazing to the garage, rather than vertical, and larger square obscurely glazed windows at second floor, to match those approved at first floor, do not undermine the design concept.

The enlarged second floor en-suite bathroom window at the rear is acceptable as is the small obscurely glazed 2nd floor WC window on the east elevation. Elsewhere the use of obscure glazing in previously approved windows is OK as is the repositioning of doors to the boot room and utility room.

The approved scheme sought to mix up the proposed materials with the use of Cedral cladding negotiated and added to the sides and 2nd floor front and rear elevations. In the build out the applicant has used the approved Limestone throughout. Whilst a mixed palette of materials would have been preferred it is not considered that the use of this single material is having a significantly detrimental impact on the appearance of the house or wider area. Locally many different materials have been used on adjoining houses and redevelopments.

Also added to the roof of the garage are two solar radiators in a different position to those on the original plan. They are just visible over the parapet roof of the garage. They are no harmful to the overall appearance. Solar panels have been removed from the drawing. They may be proposed again at a later date and the applicant has been advised of his permitted development rights.

Recommendation APPROVE subject to the following conditions:

1. approved plans
2. parking and turning provided and retained.
3. vehicle access constructed as approved and retained
4. balcony screenings hereby approved retained
5. no new windows
6. no extensions over 5 cubic metres

Informative

1. 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.

2. Precautionary contamination
3. PFA
4. Highways License contact details

Is recommendation contrary to any representations? YES

Case Officer signed:	MOK	Date: 28/2/18
Authorised and signed by:	Peter Barnett	Date: 28 February 2018