Development Management - Delegated Officer Report

Application Number: AWDM/1362/18 Recommendation – Approve

Site: 138 Old Fort Road, Shoreham-By-Sea

Proposal: Demolition of existing bungalow and construction of a three-storey flat-roofed 4 bedroom detached dwelling with terraces at 1st floor to North and South elevations and at 2nd floor to South elevation.

Date of site visit: 30 November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached hip roofed bungalow on the south side of Old Fort Road. It has a dormer window in the rear roofslope and a part flat-roofed ground floor extension at the rear with roof terrace.

The application proposes to demolish the bungalow and garage and construct a three storey flat-roofed dwelling with a contemporary appearance. It will have 4 bedrooms, 3 of which will be on the ground floor with the 4th at second floor level. The main living accommodation will be on the first floor. A new garage is proposed to the front on the opposite side of the plot to the current garage.

The second floor is set in from the ground floor and only occupies the western half of the building. It will have a small first floor terrace leading off the kitchen at the front and a larger terrace across the full width of the building at the rear, at first floor level, with a smaller terrace leading off the master bedroom at second floor level at the front and rear.

External materials will comprise light brickwork at ground floor, with both blonde and untreated silver cladding on the upper floors. Solar panels are proposed for the roof of the garage and the second floor roof.

The application has been amended from its original submission to take account of neighbour objections and the concerns of the planning officer.

Relevant Planning History

None

Consultations

West Sussex County Council: The **Highways** Officer has no objection. The proposal uses the existing dual access points to serve the new dwelling; this provides an in-out arrangement.

The proposed planting bed at the north-eastern site entrance, above the garages would appear to restrict manoeuvrability from the access and require vehicles to perform a very specific manoeuvre. While this is not considered a highways safety issue, the applicant may wish to amend this for amenity purposes.

Space has been allocated within the associated garages for parking to serve three vehicles; this provision alone is considered acceptable to satisfy the likely demand generated by the proposal. Additional parking can be accommodated for within the hardstanding fronting the dwelling.
Secure and covered cycle parking can be accommodated for within the Garage Store as labelled within plan 0471.PL.100 rev B.

A turn on site is also achievable and allows safe egress onto Old Fort Road.

The proposal does not generate a net increase in dwellings; it is therefore not considered that the development would generate a concern with regards to capacity.

Adur and Worthing Councils: The **Environmental Health** Officer recommends the PFA and precautionary contaminated land informatives.

Also recommends a condition requiring a construction & demolition management plan for the scheme which should cover such things as hours of operation, deliveries and storage of materials, demolition and removal of waste from the site and general liaison with neighbours.

Also requests an informative advising the applicant that they will need to contact environmental health for a demolition notice under the Building Act 1984.

The **Engineer** has no objection.

Environment Agency: No objection subject to condition requiring finished floor levels being set no lower than 6.3m AOD.

Southern Water: Requires usual informatives

Representations

Original Plans:

2 letters of objection received from the occupiers of 136 and 140 Old Fort Road:

- Exceeds original footprint and extends further than No.136
- Height will cause loss of light to east window of the master bedroom of No.136
- Overlooking, loss of light to garden of No.136
- East wall and central wall feature project too far southwards and will adversely affect light and outlook from side bedroom window of No.140 which is the main source of light to that room
- Overbearing

- New house should not project beyond existing southern building line
- Block plan appears to be inaccurate

Amended Plans:

1 letter received from the occupiers of 140 Old Fort Road:

- Greatly appreciate our neighbours' response to our concerns
- Amended plan appears to offer a good compromise
- Support the development as amended

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 20
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The current building is a modest bungalow and is noticeably smaller than its neighbour to the west which has been significantly extended (No.136) and east (No.140) which is a chalet bungalow with a two storey front extension.

The replacement of the current hip roofed bungalow with a three storey contemporary dwelling will introduce significant change to the plot in terms of visual appearance and scale but it is not considered that it will be out of character when viewed within the context of Old Fort Road as a whole. There is a wide variety of housing design and scale along the road and three storey dwellings are common on the south side of the road.

It will be 2.6m taller than No.140 but will have a stepped roofline, with a lower building height closest to the No.140 which will be approximately only 0.5m higher. Its overall height will be lower than the ridge of No.136.

While having three storeys, the building is to be stepped in as it increases in height, thereby avoiding a continuous 3 storey vertical wall. Amendments to the proposed use of external materials also help to distinguish between each floor and to add variation and relief in tone.

At the front, the proposed garage will project to the same depth as the garage at No.136 and will not therefore appear unduly intrusive.

Overall, the proposed building is considered to be appropriate to the plot and visually acceptable in the wider street scene.

Residential amenity

The application has been amended from its original submission to take account of objections from both adjoining neighbours. To the east, No.140 has a west facing bedroom window which is the primary outlook for that room. The occupiers were concerned at the loss of light and outlook from the window as a result of a proposed central spine wall which would have obstructed views of the sea. The amended plans omit this wall and have introduced a glazed balustrade to the side. This is considered to have improved the relationship with No.136 and the occupiers have confirmed by email that they no longer object to the plans.

To the west, the occupiers of No.140 were concerned at the impact of the proposals on light to a rear bedroom and their garden. The amended plans have introduced a step at 2nd floor to the side and set it back so that it does not project as far to the south as originally proposed. The removal of the spine wall and introduction of glazed balustrades to the sides of the roof terraces also improve light and outlook for those occupiers. No response to the amended plans has been received from the occupiers of No.140.

The proposed roof terraces will enable views across both neigbouring rear gardens but the existing dwelling at No.138 already allows clear views from its rear 1st floor terrace towards No.136. No.140 is currently protected from overlooking by the pitched roof at the western end of the existing rear extension. The proposed first and second floor terraces will introduce overlooking to a recessed area at the side/rear of the house which contains a swimming pool. 1.8m high high frosted glass privacy screens have therefore been added to the west side of the terraces.

Flood Risk

The site lies partially within Flood Zone 3 and a Flood Risk Assessment has been submitted. It is proposed to set the finished floor level of the house at 6.3m AOD which is design flood level of 6m plus 300mm. Consequently, ground floor accommodation will be located outside of the flood zone. Safe refuge can be achieved on the upper floors in any event.

The development is considered to be safe and will not increase flood risk at the site or neighbouring properties.

Parking and access

The proposal uses the existing dual access points to serve the new dwelling; which provides an in-out arrangement. There will be adequate parking available within the proposed triple garage and on hardstanding in the front garden. No highway concerns have been raised.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. External materials
4. Car parking
5. Landscaping
6. The development shall be carried out in accordance with the submitted flood risk assessment (November 2018, HOP) and the following mitigation measures it details:
   Finished floor levels shall be set no lower than 6.3 m above Ordnance Datum (AOD).
   These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
7. CMP
8. Working hours
9. Remove PD Classes A-C
10. Privacy screen to be erected before first use of terraces

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.

PFA

Contaminated land precautionary

Southern Water

Demolition Notice

PSH informative

Highways – planting bed at access

Case Officer: Peter Barnett Date: 21 March 2019

Authorised by: Gary Peck Date: 21 March 2019