Expiry Date – 7/11

Development Control – Delegated Officer Report

Application Number: AWDM/1386/17 Recommendation – Approve

Site: 96 Old Fort Road, Shoreham

Proposal: **Demolition of existing rear extension, new single-storey rear extension. Replacement roof to existing side extension (east elevation), and side/rear pergola addition, removal of existing hip roof to front projection and replace with flat roof (north elevation). Alterations to front windows. Replace existing tiled roof covering with zinc standing seam roof.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 4/10

Site and Surroundings

This application relates to a chalet bungalow circa 1950's on the south side of Old Fort Road with direct access to the beach. The property is very modest in its proportions and is set well back from the road with a detached garage in the frontage. Two inset rear dormers and balconies face the sea. From the front the only sign of an upper floor is a single rooflight. The property is rendered and cream painted under a tiled roof. It has a shallow, half width, rear conservatory.

No. 98, to the east is currently being rebuilt as a three storey dwelling. No. 94 has recently been remodeled into a chalet bungalow and clad in cedar boarding. It has a deep front projection running close to the boundary with the application site.

The property is not in a conservation area and is not listed.

Proposal

Planning permission is sought to replace a shallow rear addition with a full width rear addition to a depth of 1.8 metres and flat roofed at 3 metres high. At the eastern end an open sided pergola is shown to the same depth up to the common boundary. An existing east side extension is to be partly removed and the remainder reroofed including an increase in height of 550mm to 3 metres and the addition of 3 dome lights. The front addition is to be reroofed with a flat roof, removing its pitched roof and the main roof is to be replaced with a standing seam zinc roof. All windows are to be replaced in aluminium and some openings altered in shape, i.e. front ground floor will no longer have curved top windows.

The block plan also shows a new 1.5 metre high wall to be built in the front garden in line with the back wall of the garage. This is 15 metres back from the pavement edge. It does not require planning permission.

Relevant Planning History

206/70 – New vestibule. Granted 24.8.70

328/63 – extension to garage. Granted 3.3.64

83/54 – Bungalow and garage. Granted 27.5.54

Consultations

Health: Precautionary contamination condition and PFA informative required.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Saved Local Plan policies AG1, AH2, AH5 and AH7 and Appendix 11 including Supplementary Planning Guidance comprising 'Development Control Standard No. 3 Extensions and Alterations to Dwellings'.
Submission Adur Local Plan Policies 1, 2 and 15

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.

Policy Context

Development Control Standard No. 3 'Extensions and Alterations to Dwellings' includes saved Adur Local Plan policy AH7 and expands design advice for domestic extensions as follows:

'*Saved policy AH7 states:*

Extensions and alterations to existing houses and bungalows will be expected to be designed so that:-
(a) proposals would not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings;
(b) design and materials are sympathetic to both the original dwelling and the area in general;

(c) the proportion of the garden area taken by the proposal would not be excessive having regard to the character of the area;
(d) access and car parking provision is acceptable under Policy AT12, and
(e) proposals accord with the standards adopted by the District Planning

THE EFFECT ON THE DWELLING TO BE EXTENDED

(b) Garden Size
The Council will wish to ensure that any proposal does not result in an overdevelopment of the site. An adequate amount of garden should therefore be retained both for the use of the occupiers of the property and to prevent a cramped appearance. A rear garden of 11m depth should be retained. The area of garden required will depend on the size of the property and the Council's requirements are summarised in the Appendix.
(c) Daylight/Outlook
It is not essential for every room to have an outlook and good natural daylighting. However, the Council will wish to ensure that the daylight to and outlook from the principal windows of existing habitable rooms is not unacceptably reduced and that it is adequate for proposed habitable rooms. Habitable rooms will be taken to include living rooms, dining rooms, bedrooms and kitchens (but not small kitchenettes).

THE APPEARANCE

The most important basic principle is that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and street scene generally. In particular, the proposal should not be allowed to over-dominate the house or clash with its appearance.

This is consistent with the National Planning Policy Framework which states;

56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Assessment

Neighbour Impact

No. 94, to the west, sits 1 metre behind the existing conservatory on site. The replacement rear extension is 200mm deeper and 500mm taller than the existing lean to to be replaced. It will have no significant impact on 94. The west side window will face a 2 metre high solid boundary wall.

No. 98 is 2 metres less deep than the existing conservatory and sits off the common boundary by less than 1 metre. Again a 1.8 metre high wall defines the boundary. 98 has a secondary side window which will face the pergola proposed. This window is to a room with almost full width south facing bi fold doors. Neither the extension nor the proposed pergola will have a significantly harmful impact.

The side extension is to be reroofed and raised in height to 3 metres. This addition is behind a side bedroom window at 98. The extra height will not cause harm.

No other neighbours are directly affected.

Design/Streetscene

Remodelling of the front extension with a flat roof will modernise the property's appearance as will the proposed new windows and zinc seam roof. The local vernacular has a very mixed palette of materials. No harm.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years

Informative

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. The developer should be aware that pulverised fuel ash (PFA) has been identified on Shoreham Beach. This is a potentially contaminative material, which can present as grey and ashy in nature or as small, black, coal-like deposits. It is the responsibility of the owner and developer to establish the extent of such material on the site and to carry out appropriate remediation where necessary.

3. Precautionary land contamination

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

Is recommendation contrary to any representations? N

Case Officer signed:	MOK	Date: 01/11/17
Authorised and signed by:	Peter Barnett	Date: 2 November 2017