Development Management - Delegated Officer Report

Application Number: AWDM/1586/18 Recommendation – Approve

Site: 16 Old Fort Road, Shoreham-By-Sea

Proposal: Application for minor material amendments to approved application AWDM/1240/17, including reduction in extent of excavation of the site, alterations to rear balconies to avoid direct view of windfarm, increase in roof height by 275mm and increase in height of garage by 1m relative to existing levels due to reduced excavation

Date of site visit: 18 September 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached chalet bungalow on the south side of Old Fort Road. It has a half-hipped roof with rear dormers and a projecting gable at the front. An attached flat roofed garage extends forward of the gable feature.

Planning permission was granted in 2017 to demolish the existing building and to construct a three storey flat-roofed dwelling in a contemporary design (AWDM/1240/17). The ground floor level of the new building was to be lowered by 1.1m to provide a 'utilitarian' space to contain a boot room, sports storage, showers, changing and utility room. It is designed to withstand water dripping from swimmers and boards and will be a flood resilient space.

The living accommodation will be on the upper floors, raised above the existing flood level by 1.2m. The building will have large amounts of glazing on the rear elevation, set back behind canopies and timber lined flank walls which frame the openings. Balconies are proposed on the first and second floors. At the front, the building has fewer openings and more solid wall comprising glass cladding. Grey cladding is proposed for the side walls.

At the front the building will have a projecting entrance feature with angled walls. A replacement flat roofed garage with sedum roof will project 11.8m beyond the front wall of the new house. It will also be at a lower level than the existing garage and house. A gateway feature is proposed on the northern boundary with the pavement.

The main roof of the proposed dwelling will measure 8.6m high (7.5m above existing ground level). The existing house is 8.2m high. The proposed building will have taller elements, specifically a flue rising to a height of 9.5m above existing ground level and the frame around the second floor window at the rear which is 8.4m above existing ground level.

It will be wider than the existing house and will project further forward (northwards) by approximately 1.8m. The proposed garage will also project further forward by 8.4m.

This application seeks approval for minor material amendments comprising:

- Reduction in excavation of the site to 600mm from 1.1m and lowered entrance to be raised accordingly
- Amendments to re-orientate the rear bedrooms and balconies to avoid direct views of the windfarm
- Reduction in length of east side rear balcony projection from 2m to 1m
- Vertical louvres have been introduced instead of solid wall to limit view of windfarm but enable views along Shoreham Beach
- Increase in height of main roof level by 275mm
- Raising of garage as a result of reduced excavation. It is to be raised 1m relative to existing levels (the structure is the same height relative to the ground at the entrance but the reduced excavation has pushed this up). This brings the height of the garage in line with the adjacent neighbours garage at no.18.
- The north elevation fenestration has been adjusted in line with the reduced excavation and the underside of the area of cladding aligns with the edge of the garage roof.
- Amendment to east elevation fenestration to avoid clashes with structural steel positions. The total area of glazing is the same as approved, however they have now split this into 2 vertical bands rather than one central glazed element.

Relevant site history

ADC/0339/06 - Front extension (with rooms in roof and dormers) single-storey east side addition, enlarged rear dormer with projecting balcony, front dormer and double garage at front – approved

AWDM/1240/17 – Demolition of existing dwelling and replacement with 3 storey 4 bedroom dwelling (includes lowering of ground level to form lower ground floor entrance level) - approved

Consultations

West Sussex County Council: The **Highways** Officer previously had no objection subject to condition requiring closure of existing access. The application form states that off-street parking for up to 3 vehicles will be provided as part of this proposal. A study of drawing no. PL104 demonstrates that the internal dimensions of the double garage are 3.7 metres x 8.5 metres. Using WSCC guidance of 6m x 6m for a double garage this would only be large enough to park one car but would still be considered acceptable for cycle storage. An inspection of the proposed site plan establishes that there is space to park two vehicles on the hardstanding area on the property's frontage. This would be considered an appropriate quantity of parking provision for a dwelling of this size in this location.

A turn on site would be preferred so that a vehicle may exit onto the carriageway in a forward gear; clearly though there is insufficient space to achieve this. The site currently benefits from two vehicle crossing access points. The western access will no longer serve vehicle movement, therefore, this should be closed up and re-instated to full height kerb under licence to a specification obtained from WSCC Highways.

Adur & Worthing Councils: The **Environmental Health** Officer recommends conditions relating to external plant, control of construction hours and dust management and precautionary contaminated land and PFA informatives.

The ***Private Sector Housing*** Manager advises that the means of escape in the case of fire from the bedrooms on the upper floors is through a study (habitable room) and through the high-risk open-plan ground/first floor, which means to say that they are inner rooms.

Due to the height of the building, fire escape windows will not be an option, although use of fire suppression systems may mitigate risks. However, due to the existence of actionable hazards, we cannot accept the development in its perceived current status.

Environment Agency: No objections subject to condition requiring finished floor levels to habitable accommodation to be set no lower than 6.71m AOD.

Southern Water: Recommends informatives

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 policies 2, 3, 15, 18, 20, 22, 28, 34, 34, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (July 2018)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises replacing 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 proposed dwelling will be another contemporary addition to the already eclectic street scene in Old Fort Road. It will have a simple facade towards

the road with few openings. The glass cladding will be very crisp and is likely to be more weather resistant than render. The neighbouring dwelling at No. 18 also has few openings on its front elevation and the lack of openings is not considered to result in unacceptable visual harm.

The scale of the building will respect the varied roof line along this part of the street. While the roof height is to be increased by 275mm it will continue to be comfortably in scale with its neighbours.

At the rear, the windows will be framed by large canopies. At the west end of the building the canopy was considered to be particularly large and, following discussions during the original application, it has been reduced in size to lower its height by 0.5m. While it still project above the roof, it is far less pronounced than originally shown and, being at the rear, it will have a limited visual impact on the street.

The alterations to the balcony orientation and design do alter the rear (south) elevation. The balconies on the east side are less bulky while the main balcony on the west side is moved to a more central position with new louvres and an extended canopy. However, overall, the form and design of the building remains the same as approved.

The dwelling will sit further forward than its neighbours but an analysis of the street scene shows that there is an irregular building line along this part of the road with the houses further west projecting much closer to the road. The siting of the dwelling is not considered to be unduly prominent.

The proposed garage will project further forward than the existing garage and the garage at No.18 (by 2.5m). It will be a prominent feature and is increasing in height by virtue of the reduced extent of excavation. However, it is noted that there are several examples of garages and other outbuildings along the road which project a similar distance and it is not considered that it will harm the street scene. It will be no taller than the garage at No.18.

The front garden is to be landscaped with a new pathway leading to the house via a ‘gateway’ structure at the edge of the pavement. Screens are proposed along the length of the pathway to “create intimate gardens protected from the winds and from which new trees will grow.” It is considered that final details of the gateway and front garden landscaping should be reserved by condition.

Residential amenity

The proposed dwelling will be larger and bulkier than the existing, filling more of the plot width. There are side windows at both neighbouring dwellings which will be affected by the proposal but they are either secondary openings or do not serve primary living accommodation and the impact is subsequently not considered to be adverse.

The house will project further to the front than existing but the limited number of openings at the front of No.18 ensures that there will be no adverse impact on those occupiers.

The proposed rear balconies will be screened by the projecting canopies to maintain privacy. The alterations to their design and orientation do not result in any loss of amenity.

The other alterations do not result in a loss of amenity.

Parking and Access

The Highway Authority has previously advised that the proposed garage would be sufficient for one car parking space and for cycle parking and that there is sufficient space elsewhere on the frontage to park a further two vehicles, which would be sufficient. There are currently two access points to the property and the western access is to be closed as part of the proposals. No highway safety concerns have been raised.

Flood Risk

The applicants have previously submitted a drainage strategy which confirms that the entrance level (lower ground floor) is to be constructed using flood resilient materials. There will be no living accommodation below the predicted flood level and the Environment Agency has no objection.

The proposed amendments to the floor level (0.5m reduction in excavation) maintain the living accommodation above the flood level.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Samples of materials to be submitted
4. Removal of PD
5. To be carried out in accordance with Drainage Strategy and FRA
6. Access closure
7. No external plant without LPA approval
8. Hours of work
9. Dust suppression
10. No development until details of gateway structure and screens within front garden have been approved

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

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.

<u>Informatives:</u>

- Highway License
- Southern Water x 2
- PFA
- Precautionary contaminated land
- Private sector housing

Case Officer: Peter Barnett Date: 12 December 2018

Authorised by: Gary Peck Date: 12 December 2018