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13/8/08

Development Control – Delegated Officer Report

Application Number: ADC/0319/08 **Recommendation – Refuse Application**

Site: **113 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HB**

Proposal: **2 storey rear extension (including demolition of existing conservatory) and extension and re-shaping of roof to form 3rd floor with front balcony**

The Application

The site is located within the built up area of Shoreham on Shoreham Beach on the north side of Old Fort Road. A two storey detached dwelling with a pitched roof. To the east of the site are further detached two storey dwellings of similar height and design. To the west is a chalet bungalow also of similar height as 113 Old Fort Road. There is a vehicular access from Old Fort Road to the front of the property with a front driveway, there is also a conservatory to the rear.

Permission is sought to demolish the existing rear conservatory and erect a rear two storey extension with a pitched roof. The extension is proposed at 4.9 metres in depth, 3.5 metres wide with a maximum height of 6.1 metres. Also proposed is the extension and re-shaping of the existing roof to form a 3rd floor with front balcony. The main roof of the building is to be replaced with a flat sloping roof increasing in height from front to back. The height of the building will increase by a maximum of 1.1 metres, providing a third storey and a front balcony. The proposal will provide an enlarged kitchen/breakfast room at ground floor, and the enlargement of two of the existing bedrooms at first floor. The third storey will provide a master bedroom and ensuite with balcony.

Consultations and Representations

Third Parties: **-** 3 representations have been received in support of the application.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' including: - Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2004)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main property to be affected is to the east no. 115 Old Fort Road. The two storey extension will be in close proximity to this dwelling however this dwelling as existing extends further to the rear than the application site. There is also a first floor bathroom window nearest to the boundary and the ground floor windows as existing are screened by the existing single garage which runs along the boundary. The increased height of the building is not considered to have a significant overbearing impact on this adjacent property.

To the west the chalet bungalow no. 111 Old Fort Road is located at a distance of 7 metres from the rear extension, this property also extends further to the rear as existing than the application site. The windows on the side elevation of the chalet bungalow are secondary windows and are already over shadowed by the existing building. The increase in height of the building and rear extensions are not considered to have any significant impact on the adjacent chalet bungalow.

Visual Amenity

The main issue in this case is considered to be visual amenity, over development and impact on the street scene. The proposed development does not relate to the character and scale of the existing dwelling, neither does it represent a new, contemporary design. The rear extension and third storey are bulky additions to the existing two storey pitched roof dwelling and the proposal is considered to be over development, detrimental to the character and scale of the existing building.

Shoreham beach area as a whole comprises of an eclectic mix of properties varying in style, design and scale, there are many examples of modern, contemporary design. It is however considered that at this particular site the principle of increasing the height of the building to add a third storey would be out of keeping and unsympathetic to the character of the surrounding built environment and street scene. The row of buildings within which this property is sited is quite uniform in height (although there are changes in ground level) the character is mainly that of two storey pitched roof dwellings.

Recommendation

REFUSE on ground that :-

The proposed alterations and extensions, by reason of their large size, height and bulk, would be wholly out of keeping in scale and appearance with the existing building and the street scene and would detract to an unacceptable extent from the built environment of the locality, therefore conflicting with policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).

Case Officer..... Porter .....Date... 30/7/08 PB 31/7/08

Planning Services Manager..... [signature] .....Date... 31/7/08 .....

Chair of Planning Committee..... A. F Mills .....Date... 3/08/08 .....