Application Number: ADC/0325/07 Recommendation - APPROVE

Site: **56 Old Fort Road, Shoreham-by-Sea BN43 5HA**

Proposal: **Single-storey detached building at front (to be used as a study/games room)**

The Application

The application relates to a detached chalet bungalow on the south side of Old Fort Road, on the south-east side of the roundabout at the junction with Shingle Road. The southern side of Old Fort Road is made up of a variety of building styles and types, many of which have been enlarged including large additions projecting forwards towards the road.

The proposal is a revised submission following the refusal of an application (ADC/0169/07) for a larger detached building (also to have been used as a games room) at the front of the property. An appeal has been lodged against that refusal. The proposal has now been reduced by 50% in length from that previously refused and also reduced in height from 4.5m to 2.5m. As currently submitted, it would be 7m length by 3.5m in width. The previous application for a detached games room 14m long was refused on the ground that:-

"1. The proposal would be out of keeping in scale and design with the existing dwelling and would be detrimental to the visual amenities of the locality and the residential amenities of No.58."

The site has undergone extensive development in the past, including a front conservatory, a single-storey east side extension including a garage, an increase in height of the boundary wall (SU/211/04); 2 pitch-roofed dormers on the east side (SU/25/02); an enlarged rear dormer with pitched roof and balcony and additional west side port-hole window (SU/12/02); and a front extension including a double garage and rooms in the roof with side dormers, front dormer and rear dormer with balcony (SU/78/97).

The chalet bungalow to the east, No.58, has permission for extensive alterations and re-modelling to create a large house including a circular tower on the front elevation and a projecting gym with bedroom above at the front utilising part of the existing garage walls (SU/212/05).

Consultations and Representations

Third Parties: *3* letters of objection have been received from residents of No's 58 & 65 Old Fort Road and No.6 Beach Court. The main reasons for objection are:-

- Further overdevelopment of the site

- Setting a precedent for other properties in Old Fort Road to erect buildings close to the pavement
- Out of keeping and an eyesore
- Overbearing effect on the adjoining chalet bungalow to the east (No.58), resulting in loss of open outlook at the front and along the road.
- Loss of light to No.58 to the east.

[NB. The owners of No.58 Old Fort Road have requested to speak at the Committee meeting]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' including: -
Development Control Standard No. 3 'Extension 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 proposed detached building would project approximately 10m forward of the applicant's dwelling from which it would be separated by a gap of 3m. It would project forward of the garage at the front of the objector's chalet bungalow (No.58) to the east by approximately 9m, and by about 16m in front of the bungalow itself. It would be adjacent to the common side boundary wall with the chalet bungalow. This wall is currently approximately 2m high but the objector states that it will be lowered to its original height of 1.2m upon completion of the building work on their property (NB. as stated above, permission was granted in 2005 to greatly enlarge that dwelling and, according to the owners, the permission will be implemented in September 2007).

Although projecting well forward of the dwellings and adjacent to the boundary, in its reduced size as now proposed, it is considered that the proposed games room would not have an unacceptable adverse effect on the outlook from the rooms of the dwelling to the east whether as existing or enlarged. The pitched roof would protrude above the boundary wall (by

approximately 0.5m as it now exists or by 1.3m if it is lowered to its previous height) but would not have a significant effect on the amount of natural light available to the neighbouring site or the general standard of residential amenity.

Visual amenity

The application site adjoins the roundabout and public access to the beach and therefore it is particularly prominent and open to view. The proposed outbuilding would be seen from the west projecting in front of the chalet bungalow. However, there are other outbuildings projecting forward of many of the other houses and bungalows on this stretch of the road. The bungalow itself at No.64, a short distance to the east, is sited in front of the other dwellings, being slightly further forward than the current proposal. No.54, on the west side of the roundabout is even closer to the front boundary. On balance, it is considered that the proposed set back of 9m from the front boundary is sufficient distance for the proposed building not to appear incongruous in its siting or out of keeping in its size.

As amended, the materials and design of the building would be consistent with those of the original building with arched leaded windows which match those in the east side conservatory and front elevation. The type and style of dwellings in Old Fort Road cannot be described as being consistent with each other and it is acknowledged that the host property is particularly individual with its use of slate roof tile, but nonetheless the outbuilding would be in keeping with its design and is considered to be acceptable within the context of the site.

Recommendation

APPROVE for the reason that:-

The proposed development would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of the neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7, AT12) and the adopted West Sussex Structure Plan 2001-16 (CH1, DEV1, DEV4-5)

Subject to:-

1. C1Ci (Standard time limit)
2. The proposed building shall be sited so that no part of it is less than 9 metres from the front boundary of the application site.
3. C12Ei (External materials and windows to match existing) (amended)
4. C14A3 (Permission relates to amended plan)
5. C18E3 (No windows to be formed in east side wall of the building without planning permission)

.....