Development Management - Delegated Officer Report

Application Number: AWDM/2117/21 Recommendation – Approve

Site: 142 Old Fort Road, Shoreham-By-Sea

Proposal: Remodelling and extension of dwelling to form 3 storey dwelling including single storey front garage extension, two storey front and side extension and roof extension to form new 2nd floor with rear balcony, external render and cladding

Date of site visit: 16 December 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey pitched roofed detached dwelling on the south side of Old Fort Road, at its eastern end. It has a single storey flat roofed garage and guest room projecting at the front of the building.

There is a modern 3 storey flat roofed dwelling to the east and a two storey pitched roofed dwelling to the west, with a two storey front projection. Further west a new 3 storey flat roofed dwelling is under construction.

It is proposed to remodel and extend the existing building to form a 3 storey flat roofed dwelling. The proposal includes a two storey extension at the front on its western side, a single storey extension to the garage at the front, a two storey extension on the east side and a ground floor rear extension with balcony above, to replace the existing. A balcony is also proposed at 2nd floor at the rear with new PV panels on the flat roof of the 2nd floor.

The dwelling will be rendered throughout with a Rockpanel cladding on the 2nd floor. The plans suggest a blue shade to the render and cladding but final details can be secured by condition. The 2nd floor is a subsidiary element which is to be set in from all sides of the building below.

The existing house has a ridge height of 7.4m. The remodelled house will be 8.8m high with a front atrium element rising to 9.1m high..

Relevant Planning History

None

Consultations

None

Representations

Objection received from occupiers of 140 Old Fort Road:

- Loss of light to east facing ground floor kitchen window.
- The size and projection of the two storey extension on the East elevation is overbearing and overshadowing.
- Request that all East facing windows are of obscured glass.
- The boundary line (drawn in red) is clearly incorrect and does not reflect the boundary shown on our deeds. We have written to Mr West to make this clear and asked that the architect redraws the plan.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

There are a number of three storey tiered houses on Old Fort Road, for example but not exclusively Nos. 98, 100, 124, 136, the current build at No. 138 which is nearing completion and 144. It is also not untypical to have three storey houses positioned next to two storey or chalet bungalows along the road as at 98 and 96 for example.

In a recent appeal decision at No. 66 Old Fort Road for a 3 storey dwelling the Inspector stated:

*"It is clear from my decision on the appeal that upon considering the evidence and conducting a site visit I found the area to be an eclectic mix of properties, demonstrating a variety of architectural styles in both form and scale. This variation can be accommodated due to the vast openness of the area, which allows for larger properties to sit alongside more modest ones, all benefitting from generous sized plot*s."

The proposed remodelling of 142 would be in keeping with the existing eclectic mix and its tiered appearance would be reminiscent of others in the street. At 8.8m high it would not be the tallest, being lower than 138 which is 9.3m, and similar in height to 144. It is not considered that it would be unduly dominant or out of character in its scale and form.

The proposed materials have been confirmed as being light grey render with ‘Rockpanels’ on the top floor of varying shades of blue. Final details can be reserved by condition but there is no reason to consider that the materials palette will be out of keeping with the eclectic mix of styles and finishes on the beach.

The extensions will not bring the building closer overall to either neighbour and there will be an acceptable separation between the extended house and its neighbours on either side to avoid a cramped development in streetscape terms.

It will project further forward at the front on the west side than existing but No. 140 also has a front projection and the proposal will not sit further forward than that. On the east side the building is also being brought forward but the extended garage will still be further from the road than the garage at No.144.

Residential amenity

An objection has been received from the occupiers of 140 to the west expressing concern at the impact on light to their ground floor kitchen window on the east elevation of their property. That window currently faces directly onto the side of the existing dwelling at 142 and has no outlook. Some light is gained from the north which will be reduced by the proposed forward extension of 142. However, on balance, it is not considered that the amount of light lost will be so great as to result in harm to the amenities of the occupiers of 140. The kitchen is an open plan room that also gains light from the south facing window and door which also serves a dining area. A bathroom on the ground floor is also affected but, being a non habitable room, the extent of harm is limited.

The front extension will also affect light to side windows and rooflights in the front projection at 140 but they serve a bathroom and corridor only and no habitable room will be affected.

To the east, 144 is a similar 3 storey dwelling which has high level or secondary openings on its west elevation which will not be adversely affected by the increased bulk coming closer to its boundary. The projection forward at first floor should also not result in an adverse loss of light or outlook.

The proposed terrace at 2nd floor is partly recessed and screened by the outer walls of the 2nd floor but it is recommended that privacy screens are used to prevent intrusive views towards neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. CMP
4. External materials

5. Obscure glaze side windows
6. Privacy screen to 2nd floor terrace

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

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.

Case Officer: Peter Barnett Date: 17 January 2022

Authorised by: Gary Peck Date: 17 January 2022