Expiry Date - 09/02/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/1083/11

Recommendation – Refuse Application

Site: **177 Old Fort Road Shoreham-By-Sea West Sussex BN43 5HL**

Proposal: **Two-storey flat-roofed rear extension and single-storey front extension with roof balcony**

The Application

The application site is a two storey detached dwelling on Shoreham Beach. It is positioned within a row of similar designed dwellings within the cul-de-sac, eastern end of Old Fort Road. The property is rendered with some first floor tile hanging to the front elevation. There is a front porch extension and a conservatory to the rear. A detached double garage with off street parking is to the rear of the dwelling accessed from Forthaven.

Permission is sought to extend the building to the rear at two storey level with a flat roof. The extension will cover the entire width of the building at 9.8 metres. It will be 5.05 metres high and 3.3 metres deep from the original rear wall. The extension will accommodate an additional two bedrooms and en-suite.

Also proposed is a single storey front extension 3.1 metres deep, 4.25 metres wide and 2.75 metres high. This extension will enlarge the lounge. A roof terrace is proposed on top of the extension, the plans show clear screens surrounding the terrace.

The plans show the appearance of the building to be changed with the use of cream marley eternity cedral cladding and dark grey slate roofing. Also shown on the plans is an additional window at first floor on the eastern elevation and a door at ground floor.

Consultations and Representations

Third Parties: - 2 third party representations have been received from nos. 177 and 179 Old Fort Road making the following points: -

- The bathroom window should be obscured glass.
- The balcony should have a screen to the side adjacent neighbour overlooking from balcony.
- Two storey extension is overly large and unneighbourly.
- Loss of light, overlooking.
- Overlooking to garden area.

- Flat roof design incongruous out of keeping with existing architecture.
- Use of cladding emphasises the bulk of the building.
- Proposed side window looks into existing bedroom window.
- No objection to ground floor extension.
- First floor extension should be more inline with that at no. 181 Old Fort Road.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations to dwellings 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.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states amongst other things that 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.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development' Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Residential Amenity

The main properties to be affected by the proposals are the dwellings either side of the site, no. 175 to the west and no. 179 to the east. The houses are staggered with no. 175 being closest to the road, no. 177 further back and no. 179 further still. The front extension and roof terrace will be directly adjacent to the side elevation of no. 175. There is a high level bedroom window at no. 175 and there is likely to be overlooking from the roof terrace to this window due to the proximity. The occupiers of no. 175 are also concerned that there

will be overlooking from the roof terrace to their rear garden. It is however considered that any potential for this could be overcome by erecting a privacy screen to the side of the terrace. The ground floor extension is not considered to have any adverse impact on the residential amenities of either neighbour.

The two storey rear extension is of flat roof design and higher than the existing eaves level. Owing to the 'staggered' positioning of the adjacent dwellings, the extension will create a very large side wall as viewed from the rear of no. 175. Due to its scale, design and use of materials, the extension will have an adverse impact on the residential amenities of the occupiers of the adjacent dwellings which warrants a refusal. It will be an overbearing and incongruous feature which will result in a loss of outlook to the residents of no. 175 in particular.

The owner of no. 179 Old Fort Road has expressed concern over the proposed new bathroom window in the side elevation of the existing house as it will overlook the side bedroom window at the objector's property. It is considered that this issue can be overcome by a condition to state that the window should be non-openable and fitted with obscure glazing and non-openable unless the opening part is over 1.7 metres above floor level.

Visual Amenity

It is considered that the front extension and roof terrace are in keeping in scale and design with the existing dwelling. The roof terrace is a common feature in this locality and is therefore no detrimental to the street scene.

Although the two storey extension is to the rear of the property, it is visible within the street scene when viewed from Forthaven. The flat roof design, size and scale of the extension and use of materials will result in a prominent feature which will be detrimental to the street scene and surrounding area. The extension will be higher than the existing eaves level and appears awkward and is unsympathetic to the existing building. Also the use of cream cedral cladding is out of keeping with the dwellings directly adjacent to the site and is not considered to be appropriate in this case.

Recommendation

REFUSE for reason that :-

1. B5BR – amended - The proposed two-storey rear extension, by reason of its large size, unsympathetic design and materials, would be out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the visual amenities and residential environment of the locality and thereby conflict with policy AH7 of the Adur District Local Plan.
2. H20R – The proposed extension, by reason of its large size and unneighbourly design, would be detrimental to the residential amenities of the locality, resulting in loss of light, loss of privacy and an

overbearing effect on the adjoining property, contrary to the policies of the Adur District Local Plan AH7.

Case Officer Hannah Barker

Date 30th January 2012

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