Development Management - Delegated Officer Report

Application Number: **AWDM/0674/12** **Recommendation – Approved**

Site: **126 Old Fort Road, Shoreham-by-Sea, West Sussex**

Proposal: **Remodelling of existing chalet bungalow to create a two storey house.**

Date of site visit: 11/07/12

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a chalet bungalow with front and rear flat roof dormers and a front flat roof projecting double garage. The site is on the southern side of Old Fort Road with a long front driveway and lawn. The rear private amenity space is fully decked and is directly adjacent to the beach.

To the east is a small scale bungalow with flat roof front extension, to the west is a three storey flat roof contemporary style dwelling, permitted under ADC/0415/09.

Permission is sought for the remodelling of the existing bungalow to create a two storey house. The existing bungalow has an open plan sitting and dining room, kitchen, study W.C, garage and hall at ground floor with three bedrooms and a bathroom at first floor. The extensions and alterations will provide enlarged living accommodation with the addition of a utility, study/gym, integral double garage and four bedrooms a bathroom and ensuite at first floor. A full width first floor, rear balcony is proposed with access from the master bedroom and bedroom 3.

The ground floor footprint with the maximum width and depth of the bungalow is to remain. The building is to be formed into a uniform oblong by being extended to the front to the point of the existing front projection. The resultant ground floor footprint being 12.1 metres wide and 13.5 metres deep.

At first floor the floor space is reduced to 9.3 metres in depth. A rear balcony is proposed at 2 metres in depth above the ground floor rear projection. A front flat roof projection is screened by a parapet wall. The ridge height is increased to 6.8 metres from 6.5 metres, with eaves height increased by 2.7 metres. The proposed roof is at a much lower gradient than the existing bungalow roof which has a steep pitch.

Materials proposed are grey slate roof tiles, white rendered elevations and aluminium powder coated windows and doors. The balcony is to be enclosed with stainless steel and glass balustrade, 1.1 metres in height.

Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies
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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Policy AH7 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. The proportion of the garden area taken up by a proposal should not be excessive.

There is no objection in principle to the proposed development which will result in a two storey dwelling. The relevant considerations are the effects on the residential and visual amenities of the locality.

Visual amenity

The existing dwelling is set back from Old Fort Road by approximately 33 metres, in common with many other dwellings on the south side of the road. Many properties have extended forward or have built out buildings and garages in the front gardens. Although the overall bulk and height of the building is to be increased the building will not extend any further forward than the existing garage. No. 128, the bungalow to the east has a single storey projection which is closer to the road than the proposed remodelled building will be; no. 124 to the west is also set forward.

The site is viewed within the context of the eclectic mixture of dwelling types and design within Old Fort Road. Historically many dwellings on Shoreham beach were individually designed to create a varied street scene. The large modern development at no. 124 contrasts with the adjacent bungalow at the application site. Although the bungalow will be increased to a two storey dwelling with pitched roof this is not considered to be out of keeping or detrimental to the street scene. The building will remain much lower than the adjacent dwelling at no. 124 and although it will be higher than the bungalow at no. 128 this is not of any consequence in this particular context.

The building design with hipped shallow pitched roof and use of materials are also not considered to be unusual within the Old Fort Road area. The use of render, grey slate, aluminium windows and glazed balcony screens will produce a clean, contemporary style building which would not appear unduly prominent and would compliment the street scene.

A condition will be attached to ensure that the front flat roof projection behind parapet wall is to be retained as a feature and not to be used as a balcony or terrace. Copings are proposed around the parapet wall to the front and rear of the building details of this and other materials to be used will be conditioned to be submitted to and approved prior to commencement of works.

Residential amenity

The main properties to be affected by the proposed development are no. 128 the bungalow to the east and no. 124 the three storey dwelling to the west. The proposed extensions and alterations do not protrude any further to the front or rear than the adjacent dwellings. There are also only secondary windows on the adjacent side boundaries of the neighbouring properties which face onto the site. These windows already receive limited light and outlook due to the presence of the existing bungalow. So despite the height and bulk increase there will be no adverse impact with regards to loss of light or overbearing impact that would warrant a refusal in this case.

Of main concern is the impact of the proposed balcony. Although these are common features on the beach consideration must be given to any potential loss of privacy which may result. No. 128 the large dwelling to the west has a first floor balcony which is set in behind rendered walls on either side therefore there is no overlooking to the application site. There is no privacy screen to the second floor balcony however it is not considered that this is necessary due to the overlooking not being in close proximity or direct.

The balcony at the application site is proposed at first floor, the full width of the dwelling. Glass balcony screens are proposed at 1.1 metres high. At no. 128 there is a rear conservatory with glazed side panels adjacent to the boundary with the site. The proposed balcony will result in overlooking to the rear garden and conservatory, therefore a privacy screen is required to limit this overlooking. An amended plan has been received to show a high level privacy screen on the eastern side of the balcony. A condition is attached requiring details of this screen and to ensure that this privacy screen is erected and retained at all times.

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Details of materials to be submitted including, windows and coping.
3. Details of the privacy screening to balcony on the eastern side are required and shall be retained at all times.
4. Drawing No: 02 Plans and Elevations as proposed Date Received: 16th July 2012

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

Case Officer: Hannah Barker Date: 17th July 2012

Authorised by: Jo Morin Date: 18 July 2012