Development Management - Delegated Officer Report

Application Number: AWDM/0646/17 Recommendation – Approve

Site: 152 Old Fort Road, Shoreham-By-Sea

Proposal: Remodelling of dwelling including addition of second floor with further balcony to rear elevation, single storey rear extension under existing balcony to south elevation and single storey extension with new attached garage to front (north) elevation to replace existing garage (amended re-submission of AWDM/0074/17).

Date of site visit: 15 February 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached two storey pitched roof dwelling on the south side of Old Fort Road at its eastern end. It has a flat roofed double garage attached to the front of the dwelling. The house is positioned in line with its neighbour to the west but sits forward of the house to the east.

It is proposed to remodel and extend the house to form a three storey contemporary dwelling. The extensions will remove the pitched roof and form a second floor with a curved roof with central flat-roofed section. Unlike the previous withdrawn scheme, there no extensions at upper floor level beyond the front wall of the existing house. There will be more vertical wall at the sides, however, and the overall height of the building will increase by 0.9m from 7.4m to 8.3m. The scheme has been amended since original submission to set the second floor in at the sides by 1.2m. The extension also steps back from the front on each upper floor.

There will be a ground floor extension at the front measuring 1.2m deep and a ground floor extension at the rear measuring 1.3m deep under an existing first floor balcony.

It will be finished in painted render and Marley Eternit cladding with a curved metal roof.

Relevant site history

AWDM/0074/17 - Re-modelling to provide contemporary three-storey dwellinghouse (involving raising of roofs and ridge with new roof profile and three storey front and rear extensions) – withdrawn

Consultations

Adur & Worthing Councils: The **Environmental Health** Officer recommends the precautionary contaminated land condition and PFA informative

Representations

None received

Relevant Planning Policies

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The removal of the pitched roof and its replacement with a curved roof and greater vertical emphasis will result in a strikingly different form and scale to that which exists. Its ridge height will also be higher than its immediate neighbours to either side, although it should be noted that in the wider street scene it would not be unduly dominant or excessively tall. The height has also been reduced slightly during the course of the application. Within Old Fort Road as a whole, on the south side fronting the beach, there are a number of three storey buildings, including at No.144, while no.156 to the east (2 storeys) has a higher ridge than the proposed building.

The plans have been amended to increase the set back of the top floor of the building from the first floor by 1.5m. Together with the setting in at the sides, the design avoids a continuous three storey form and introduces an element of subservience to the top floor as has been achieved with other three storey buildings in the street.

On the west side the top floor is not fully set in as a 1.4m wide supporting wall is retained for the existing chimney. At the front, the staircase also projects forward in line with the first floor below. However, these are considered to be minor elements which do not unduly dominate the overall design or compromise the subservience of the top floor.

It is considered that the design and appearance of the extension is acceptable and the proposal will add to the striking developments along the Beachfront.

Residential amenity

The proposed extensions will add considerable bulk to the building but it is not considered that there will be any serious harm to neighbouring residential amenity.

To the east, No.154 is positioned further back in its plot than 152. There are no openings on the ground floor at the front of 154 and there will be no significant impact on upper floor windows at the front. As a result of the set back of 154 relative to 152, the first floor side windows towards the rear of 154 are not affected by the proposal.

To the west, no. 150 sits close to the side of 152 and has a number of openings at the front and side. The increase in bulk and height of 152 will have some impact on light and outlook to these windows but they are secondary openings only with the main outlook to the rear. As with 154, the impact is not considered to be serious. The single storey rear extension is infilling an area underneath an existing first floor balcony and will not cause a loss of amenity. The proposed second floor balcony at the rear will be recessed and views towards neighbours will be restricted as a result.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials be agreed

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

1. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2. PFA

3. Precautionary contaminated land

Case Officer: Peter Barnett Date: 26 June 2017

Authorised by: Gary Peck Date: 26 June 2017