Development Management - Delegated Officer Report

Application Number: AWDM/0617/21 Recommendation – APPROVE

Site: 112 Old Fort Road, Shoreham-By-Sea

Proposal: Increase in size of dormers to front and rear; formation of first floor terrace to rear (south); 3no. rooflights to east, timber cladding to all elevations and alterations to windows on all elevations. Proposed detached garage to front.

Date of site visit: 10th May 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow with rooms in roof and front single storey flat roof garage on the eastern boundary. It is on the south side of Old Fort Road where the street comprises of a mixture of property styles and development where replacement dwellings and upgrading and remodelling is commonplace.

There is an existing chalet bungalow to the west, no. 110 where consent has been granted for extensions and alterations and currently an amended application is pending to include a rear balcony, AWDM/0600/21. To the east is a two storey property with front garage on the west boundary.

Consent is sought to remodel the existing chalet bungalow. To extend and alter the building whilst retaining its form as a chalet bungalow with front and rear dormers to be enlarged. Windows and doors to be altered with the front garage building to be enlarged in footprint. A terrace is proposed to the rear with the enlarged rear dormer opening onto it with external steps to the eastern side. The rear openings are to be enlarged with doors at ground and first floor. The building is to be clad in timber both roof and walls. The applicant's agent has supplied details of the proposed timber which is Kebony which is described as a "deep brown coloured wood that will turn to silver grey patina over time. The speed of this greying process depends on the intensity of exposure to sun, rain and type of application."

Representations

None received

Consultations

West Sussex County Council: - Highways Authority: - The following comments have been made: -

No access changes proposed.

No detrimental changes to the existing parking arrangement are proposed.
For the LHA and MfS to consider parking spaces towards the provision of a site they must first meet minimum requirements of,
. Single bay parking space or carport - 2.4 x 4.8 metres,
. Single garage space - 3 x 6 metres (Internally),
. Single parallel parking space - 2 metres (obstruction free i.e. fence) or 2.4 metres x 6,
. Disabled Bay parking - 2.4 x 6 metres,
. Disabled Tandem parking - 2.4 x 6.6 metres,
. Hardstanding space abutting an exit deemed an emergency escape – 2.4 x 6 metres. The proposed garage measures 3.5 x 11 meters and as such is anticipated to provide both 0.5 spaces and Cycle parking opportunities for the occupiers of the dwelling.
Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

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 general form of the bungalow will remain with front and rear dormers the existing ridge height to remain with the addition of a rear first floor terrace and enlarged front garage building. The changes in materials with the entire building being clad with timber will give rise to a change in character and appearance however this use of materials is considered acceptable within the context of Old Fort Road where a variety of individually designed properties existing. Many have striking differences and the use of unique materials. Therefore in this case therefore the use of this cladding material will be acceptable, it will contribute to the variation here.

The proposed enlarged dormers and rear roof terrace will increase the scale of the building to a relatively minor degree with no overall building height increase. The

changes proposed will not be out of keeping within the context of this locality. Rear terraces and balconies are commonplace here.

The extension to the front garage building will bring the building forward and closer to the highway. However spacing will still remain between the highway and the front of the building. It will remain as single storey and although wider than existing it is narrow in width remaining adjacent to the boundary. It will no longer be attached to the front of the bungalow there will be space to the front. There are many examples of detached and attached garage and out buildings to the front of properties along Old Fort Road, this is a common feature.

Residential amenity

The proposed changes to the bungalow will be visible from the properties opposite on the north side of Old Fort Road however those to be affected are the dwellings directly adjacent to the east and west side of the site. To the east is a two storey property with front garage projection on the boundary with the application site. The new front building at the application site will be detached and set forward further than existing. It will remain as an ancillary garage building the same as existing with a front garage door. There will be no adverse impact with regards to loss of light or overbearing impact as adjacent to the east is the neighbour's garage building. It will project to the front of this building however due to the distance from the front of the neighbouring building, adjacent front windows and it being single storey with a flat roof there will not be any adverse impact.

The increased scale to the front and rear dormers will not give rise to any increased overlooking to neighbouring properties and the changes to the windows and increased openings similarly will not impact detrimentally. Balconies, terraces and large glazed doors are common features facing onto the beach. The rear dormer and connected terrace will increase the bulk of the building to the rear. Adjacent to the east is a flat roof two storey extension with rear first floor terrace beyond. There is a side window on the first floor extension facing toward the application site. This has blinds installed however it is clearly glazed. It mainly faces toward the side of the bungalow. The terrace has an obscurely glazed side screen. The dormer and terrace will be adjacent to this window and terrace. However it is not considered that this loss of side aspect and light as a result would warrant a refusal in this case. The proposed terrace at the application site will have an obscurely glazed screen adjacent to this side window which will screen this section of balcony nearest to the boundary and the external staircase. This relationship is therefore deemed acceptable. The rear projection of the terrace is set in from the boundaries either side and this section will not have side privacy screens. It is considered that on balance this is acceptable as there will be no direct overlooking in close proximity. There are many different balconies and terraces which vary in style and many of which are not entirely private. It is considered acceptable that the directly adjacent section of terrace is screened and the remaining central section can be clear.

To the west is 110 Old Fort Road which as mentioned above has a pending application for extensions and alterations including a first floor extension to the rear with terrace. The proposed terrace is toward the other boundary to the west side of 110 therefore away from the boundary with the application site. A privacy screen is

proposed to the section of terrace directly adjacent to the boundary with no 110 however as stated above the central section will remain with a clear balustrade. This relationship again is deemed acceptable. The applicant desires to have open aspect either side and in this locality total privacy does not occur. It is considered that provided that the directly adjacent areas are protected that this on balance is agreeable.

The increased bulk of the dormer will have no adverse impact upon 110 in this case. As existing adjacent there is an existing matching roof slope with a rear dormer which will not be impacted by the proposed extensions in this case. The proposals at no. 110 entail a first floor addition which will be alongside the development proposed here. There will be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials timber cladding
4. No additional windows on the east or west elevation of the building including the garage building hereby permitted.
5. Privacy screens to terrace
6. Ancillary garage building only
7. Side windows obscurely glaze and top opening only.

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

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: Hannah Barker Date: 1st June 2021

Authorised by: Peter Barnett Date: 7 June 2021