Development Management - Delegated Officer Report

Application Number: AWDM/0500/14 Recommendation – Approve

Site: 109 Old Fort Road

Proposal: First floor extension on south and east elevation.

Date of site visit: 9 May 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached bungalow on the corner of Winterton Way and Old Fort Road. The original form of the bungalow has already been altered already by way of roof dormers to each side and a balcony facing south.

The proposals seek to extend the bungalow by way of first floor extension built atop an existing side extension, to measure (at max) 2.9 metres in height, 10.7 metres in length, and 3.8 metres in width. This will have a front balcony.

The application site lies in an outer residential suburb of Shoreham, on the beach.

Relevant site history
AWDM/1410/13
First floor extension over existing ground floor
Refused 13-12-2013
Appeal dismissed 12-03-2014

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan (saved policies): AG1, AH2, AH7
National Planning Policy Framework (NPPF)

Planning Assessment

Principle

Upgrading of residential accommodation can be supported in principle.

Visual amenity

The dismissed appeal decision (AWDM/1410/13 refers) is a consideration of significant weight in assessing the merit of this current proposal. In her reasoning the Inspector did not support the proposal because of its harmful visual impact, going on to qualify this; the ridge height of the extension would have sat between the ridge of the main roof and flat roof of the adjacent dormer extension and the eaves height of the extension would be irregular and fall between the eaves height of the ground and first floor elements of the original dwelling. She surmised this juxtaposition and relationship between eaves line, adjacent dormer, and rear roof slope would appear awkward. Added to this was the asymmetrical position of the proposed south facing balcony doors and out of alignment and disproportionate first floor window, which would exacerbate the unbalanced and contrived relationship between the extension and host dwelling.

In the current proposal the eaves of the extension have been lowered to tie in with the bottom edge of the western side dormer. The ridge has been lowered so that is not higher than the top of the same dormer. The proposed south facing balcony doors have been redesigned to be symmetrical.

This provides a more sympathetic appearance to the proposal; when viewed looking eastward from the public street the extension roof and dormer create a consistent horizontal plane, so ensuring the extension is more physically integrated.

Although these adjustments are minor when set against the original scheme, it is significant that, because of the mix of property types in the immediate area, the Inspector believed the site could accommodate some form of two storey development - dependent on the quality of its design. In this respect, the proposal continues to seek an additional floor to the existing extension, and this not objectionable in principle.

In all, sufficient effort has been made to ensure the proposal would appear less cluttered, less badly proportioned and less visually awkward than the original proposal. It is concluded that the proposal scheme would no longer materially harm the character and appearance of the host dwelling and the locality. It would therefore comply with policies AG1 and AH7 of the Local Plan and the National Planning Policy Framework.

Residential amenity

At appeal the Inspector believed the proposal would be unneighbourly to the immediate neighbour to the north.

In the current application, the proposal has been amended with the first floor rear window omitted, and future occupiers would be reliant upon a roof light. The position and angle of this light would avoid direct views onto neighbours, so unacceptable loss of privacy and/or overlooking is negated.

In all other regards, the Inspector did not object to the proposal with respect to its overbearing and overshadowing impact. The Local Authority agrees with this.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. Materials to match existing
4. Accommodation ancillary

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

Informative

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: Matthew Porter Date: 02-06-2014

Authorised by: Peter Barnett Date: 2 June 2014