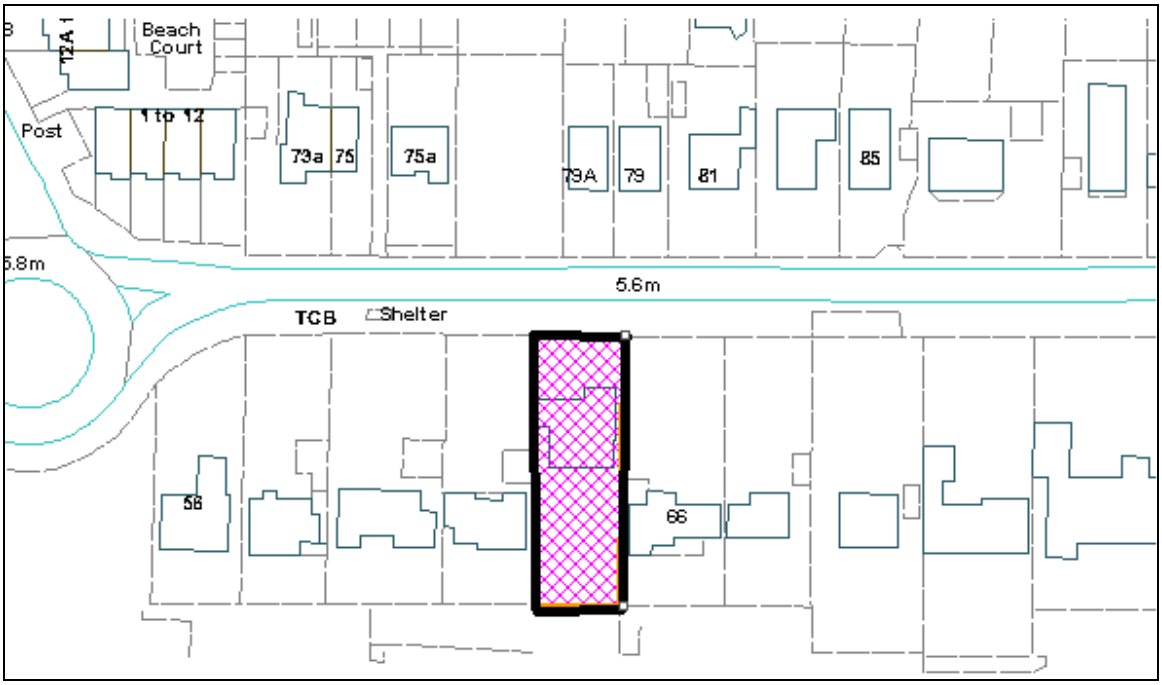
Application Number: AWDM/1001/14 **Recommendation – APPROVE**

Site: **64 Old Fort Road, Shoreham-By-Sea**
West Sussex, BN43 5HA

Proposal: **Replace existing detached bungalow with a 2-storey detached contemporary dwelling with roof terrace. Detached double garage to front linked to house by new pergola.**

Applicant: Mr Richard Brownlow-Davies Ward: Marine
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application site is on the south side of Old Fort Road and currently contains a bungalow with rooms in the roof served by dormers. The plot measures 15.5ms wide, as scaled from the submitted Block Plan, and 47ms deep. The existing bungalow is unusual in that it is set forward of the neighbouring dwellings by some 16ms. It is proposed to demolish the existing dwelling and to construct a single, detached, 2 storey, 5 bedroom flat-roofed dwelling. A timber decked roof terrace is to be provided on top of the flat roof. A detached flat-roofed garage is to be constructed 6ms in front of the dwelling, linked to the new house by a covered pergola.

The dwelling would measure 12.4ms wide, 12.4ms deep and 7.2ms high. It will have a contemporary flat-roofed appearance, with rendered walls and boarded panels on the front elevation. It will not have a 'box' design due to its irregular shape with curved walls and set backs at front and rear. A small balcony is proposed at the rear at first floor level in the south east corner.

The south side of Old Fort Road contains predominantly larger detached dwellings, compared with the north side. To either side of the site there are 2 storey dwellings with pitched roofs.

The application was originally for a 3 storey dwelling but, following concerns at its height, it has been amended to 2 storeys.

Relevant Planning History

None

Consultations

West Sussex County Council: The Highways Officer has no objection. The proposed dwelling is to replace the existing bungalow. Whilst minor alterations may be proposed to the car parking and on-site turning, the access onto the public highway is to remain as it is. In terms of vehicular movements, the proposed dwelling is unlikely to result in any material increase or any detrimental impact. Providing the proposed car parking does not exceed the WSCC Maximum Standards, no highway concerns would be raised.

Environment Agency: No objections to the proposal as submitted. They consider that the proposal for a replacement dwelling will provide a betterment in terms of flood risk protection through the addition of upper floors and raised finished floor levels.

Representations

1 letter received from the occupier of 75a Old Fort Road stating that they have no objection to the revised design. The building will be more attractive and well balanced than originally proposed and will sit comfortably between the adjoining properties.

1 letter of objection received from the occupier of 116 Old Fort Road. The roof terrace will overlook adjacent properties. Insufficient parking. New house is moved in alignment with neighbours' houses so garage should also not project forward of neighbour's garages.

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats'
'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003)
West Sussex 'Guidance for Parking in New Residential Developments' and 'Residential Parking Demand Calculator' (WSCC 2010)
The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1 (WSCC 1999)
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The site is located within a residential part of the built-up area and is not identified or allocated for any particular use or development in the Local Plan. The proposal comprises replacing an existing dwelling within the built up area and can be supported in principle. Any development should respect the character of the local area and be acceptable in terms of residential amenity.

Visual amenity and character

A number of dwellings along this side of Old Fort Road have been demolished and redeveloped with more contemporary dwellings in recent years. This side of the road, fronting the beach, is able to accommodate larger properties as the plots are substantial and they do not have dwellings immediately at the rear.

The existing dwelling is set forward of its neighbours and the alignment of the new dwelling further back from the road in common with other dwellings on the south side of the road is considered to be acceptable. Its flat roof form is not in keeping with the dwellings to either side but its scale and height is considered to be sympathetic to those

buildings. The top of the new building will actually be lower than the ridge heights of the dwellings on either side. Furthermore, there are examples of this style of dwelling elsewhere on this side of Old Fort Road and it is not considered that it will harm the character of the street scene.

Many properties have extended forward or have built outbuildings and garages in the front garden. No.142 has a garage extension at the front, No.110 has a detached garage in the front garden approximately 10ms from the road while No.88 has recently been granted permission for a front extension projecting to within 11ms of the pavement. Consequently, while the proposed new garage will project forward of other garages in the vicinity, it will not appear unduly intrusive in the street, being 12ms from the road and in a similar position to the existing bungalow on the plot.

The proposed roof terrace consists of a decked area in the centre of the roof with 1.8m high glazed screens to the east and west sides. Much of the screens will sit below the roof parapet leaving a height of only 0.7m visible. The screens will not run across the front or rear and their visual impact is considered to be minimal. Consequently, the house will have a 2 storey appearance which will not appear unduly prominent or out of place in the varied street scene of Old Fort Road.

Residential amenity – for proposed dwellings

The proposed dwelling will have up to 5 bedrooms, all of which meet the Council's space standards. The floor plans suggest that 2 of the bedrooms could be used as study rooms if necessary. The overall floor area of the dwelling comfortably exceeds the Council's minimum standard of 106sqm for a large dwelling. The rear garden area of 136sqm also exceeds the standard of 100sqm for large dwellings. The house will also enjoy a roof terrace of 7ms by 6ms. There are therefore no concerns with the standard of accommodation to be provided for the proposed occupiers.

Residential amenity – effect on existing dwellings

The new house will align with Nos. 62 and 66 on either side. A gap of at least 1m will be maintained between the dwellings. No.62, to the west, has a largely blank side gable, with only one side window at first floor which will not suffer a serious loss of light due to its position close to the rear of the dwelling which will continue to receive sunlight. There are 2 small windows at the side of No.66 to the east, plus a first floor conservatory at the rear. The design of the new dwelling incorporates a recess at the rear/side closest to the conservatory to help reduce any loss of light to that room. A balcony is proposed in this corner of the dwelling which will have a 1.8m high screen to prevent any loss of privacy to the conservatory.

The proposed roof terrace will also have side screens to prevent overlooking to the sides and its central position on the roof means that views down towards neighbours is restricted. No loss of privacy is anticipated. All side windows are to be obscure glazed.

The new garage will be forward of, but adjacent to, the garage at No. 62 and will not cause any loss of light or outlook.

Accessibility and parking

The dwelling will be served by the proposed double garage and 2 parking spaces in the front garden. The Highway Authority has no objection to the proposal.

Flood Risk

The site lies within an area of flood risk. The applicants are proposing to raise the ground floor level of the dwelling by 0.7m above the existing ground level to prevent flooding of the dwelling. The Environment Agency has no objection.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Samples of external materials to be submitted
3. Obscure glaze 1st floor side windows
4. Parking spaces to be provided
5. Cycle parking to be provided
6. Removal of PD rights for Classes A, B, C, D and E
7. Construction Management Plan including dust suppression
8. Landscaping
9. Foul and surface water drainage to be submitted and approved
10. Refuse storage details to be submitted and approved
11. Balcony screen to be provided and no other part of flat roof to be used as roof terrace
12. To be built in accordance with FRA
13. Approved plans