Agt 24/12

Application No.: ADC/0663/07 Recommendation – Permit Application

Site: **22 Old Fort Road, Shoreham-by-Sea, West Sussex**

Proposal: **Ground and first-floor extensions (incl. front and rear roof terraces), rooms in roof (incl. enlargement of roof and rear dormer with balustrade), and alterations to garage including garden walls.**

The Application

The application site contains a detached double storey dwelling with brick elevations and a pitched clay tile roof located on the southern side of Old Fort Road, within the built up area of Shoreham Beach. A large double bay garage with a mansard roof is located directly in front of the front protrusion of the dwelling, located on the western side of the property within a very large front garden. To the rear is a relatively small garden that opens directly onto Shoreham Beach.

The original house dates back to the 1950's and has been continually modified and extended ever since. The most recent extension involved erection of the detached double bay garage to the front of the property, approved by Council in July 1989. The current proposal involves:

- Extension of the ground floor front protrusion such that it now connects with the double bay garage, allowing for the creation of a new utility room and an expanded dining room;
- A single storey front extension incorporating a revised entry hall, coatroom and toilet, with a ballustraded terrace above;
- A first floor side extension on the eastern side of the dwelling allowing for an expanded study and additional ensuite;
- Conversion of the western, eastern and northern ends of the roof from hipped to full gables plus installation of a rear dormer, to allow for the addition of an ensuite, dressing room and rear balcony to an expanded bedroom located within the roof space;
- Removal of a rear conservatory and its replacement with a staircase that provides access to an improved large rear first floor terrace; &
- Various internal alterations, including window and doorway modifications, such as conversion of the garage to being front rather than side opening.

Old Fort Road provides an eclectic mix of building designs with various types of properties varying in both height and scale. There is very little uniformity in the building line with many having been extended to the front in a piecemeal fashion. On the eastern side of the dwelling is a double storey house that has been modified a number of times, whilst to the west is a small relatively untouched bungalow.

Consultations and Representations

Third Parties: One submission has been received from the owner of the adjoining bungalow, raising concern with potential privacy impacts of what he thought were additional windows being inserted into the western elevation of the house and would overlook his property. The windows in question are already in existence and do not form part of the proposal currently before Council for determination.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plans 2001-2016 (WSCC 2005):

LOC1, DEV1

Adopted Adur District Local Plan 1993-2006 (ADC 1996):

AG1, AH7 & Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions & Alterations to Dwellings'

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan 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.

In the case of detached dwellings Council's Development Control Standard No.3 recommends that front extensions only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours. Roof extensions should respect the scale, character, symmetry and appearance of the existing dwelling, whilst dormers 'should not be so large that they over-dominate the dwelling' and allow a large amount of the original roof to remain visible.

Visual Amenity, Character & Appearance

The most notable change to the visual aspect of the building is the increased bulk created as a result of the side extension and various roof conversions, particularly when compared to the adjoining bungalow. The proposal is not out of keeping with the general scale of development in the area however (there being a number of similar large sized dwellings), remains sympathetic to the character of the original dwelling, sits within the established building line for this portion of Old Fort Road, and matches the gable ended design of adjacent buildings.

Connection of the house to the existing detached garage will largely be unnoticeable from the public realm and is consistent with a number of other single storey front protrusions that have been erected along Old Fort Road. At the request of Council Officers the roof of the front protrusion roof has been converted into a slightly lower pitched mansard roof, which matches the eave level of the existing ground floor portion of the building, and relates well to the design of the total dwelling, particularly the first floor gable end located directly above/behind.

Erection of the front balcony and creation of the walled courtyard space below represent improvements to the dwelling that break up the front elevation of the dwelling and soften its appearance from Old Fort Road. The minor expansion of the rear terrace and insertion of a rear dormer into the roof plane further enhance the articulation of the rear elevation and ensure an attractive appearance is maintained when viewed from the adjoining public beach.

With respect to building materials a condition of approval will ensure that those used match the existing building consistent with Council's established practice on such matters.

Residential Amenity - Daylighting

The main properties affected by the application are those directly adjacent to the site being No.'s 20 and 24 Old Fort Road. Despite the first-floor side extension and roof conversions proposed, the multiple storey portions of the dwelling remain generally in line with that of the adjoining properties, meaning that the increased height and bulk of the building is unlikely to adversely impact adjoining dwellings in terms of increased overshadowing.

Residential Amenity – Privacy

As no additional windows are proposed in either of the side elevations (aside from high level dormer and velux windows), any issues relating to privacy are restricted to the new front and extended rear terraces.

With respect to the front terrace, the only windows in the adjoining side elevation of No.24 Old Fort Road that could be potentially impacted upon the structure are either already obscured or act as a light source to a garage rather than a habitable room, hence no invasion of privacy from the terrace is likely to occur.

With respect to the rear, expansion of the terrace across the extended width of the building is unlikely to alter the current situation whereby the existing terrace already looks down into the rear garden of No.24. A 1.8m high opaque glass screen could be installed to impede this view (as is already the case on the western side with No.20), however it would not resolve overlooking issues associated with the attached stairwell proposed at that end of the building. Given that the adjoining neighbours have not objected to the proposal or requested such an alteration, imposition of such a condition and/or relocation of the stairwell are not considered warranted in this instance.

Amenity Space

Despite the additions, the rear garden remains in excess of the 100m^2 minimum amenity space requirement outlined in Council's Development Control Standard No.3 for large detached dwellings. In addition the property retains a large front garden and of course has immediate access to an even larger amenity area in the form of the adjoining beach.

Recommendation

APPROVE for the reason:- 1PPi

Subject to:-

1. C1Ci
2. C12Ei
3. C18E3 (amended – no windows or opening in the western wall)
4. C14A3

Case Officer: D Reynolds Date: 18/12/07 MA

Planning Services Manager: [signature] Date: 19/12/07

Planning & Regulatory Committee Chairman: A J Mills Date: 7/01/08