Development Control – Delegated Officer Report

Application Number: AWDM/0662/12 **Recommendation – Approve**

Site: **106 Old Fort Road Shoreham-By-Sea West Sussex BN43 5HB**

Proposal: **Remodelling of existing dwelling involving first-floor front and rear extensions and new raised roof**

Neighbours checked: Y

Additional neighbour notifications: Y – No.104 (Amended Plan)

Proposal, Site and Surroundings

The application property comprises a detached gable-ended bungalow located on the south side of Old Fort Road previously enlarged by front and rear extensions, rooms in the roof and a rear balcony. The dwelling incorporates a distinctive front-projecting element with first-floor accommodation contained within a prominent gabled roof.

The adjoining dwelling to the west, No.104, consists of a detached bungalow similarly enlarged by front and rear extensions and rooms in the roof, but having a slightly lower ridge height and a hipped-roof front projection, appearing less dominant in the street than 106.

The adjoining dwelling to the east, No.108, also comprises a detached, gable-ended bungalow enlarged by front and rear dormers, a rear balcony and a flat-roof garage attached on the east of the front elevation. The main ridge height is marginally lower than at 106.

Permission is sought to remodel the existing dwelling to create a two-storey dwelling with a new raised roof.

The proposed roof would be raised by 0.6m with a new east-west ridge positioned 1.8m forward (north) of the existing ridge.

The first-floor would be enlarged to create a series of 3 front-projecting gables and 2 rear gables (with the existing first-floor balcony recessed in the centre of the rear). The ground-floor plan would remain largely as existing other than the enlarged hall/atrium in the centre of the front elevation (2.5m deep and 3.8m wide).

Twin front gables (to the centre and west side) would project 6.7m from the new front roof slope, positioned 0.8m below the main ridge. Part of the existing front-projecting gable (west side) would remain, but with a new, lower roof (by 1m) having a shallower angle of pitch to match the shape of the proposed first-floor gables. The eastern front gable would be recessed back

(south) from the ‘twin’ front gables by 2.5m – projecting forward of the new front slope by 4.2m on this side.

On the rear, the first-floor gable (east side) would project 8.3m from the new rear roof slope, positioned 0.7m below the new ridge. On the rear (west side) the proposed gable would project 5m from the new rear roof slope, positioned 1.2m below the new main roof ridge.

The elevations would primarily consist of white render at ground-floor with timber cladding above and a natural slate roof.

The additional accommodation would consist of an enlarged entrance hall on the ground floor, with an atrium, study, enlarged master bedroom, enlarged bedroom 2 and enlarged music room on the first-floor. [Part of the existing first-floor accommodation above the garage would be removed.]

The application is accompanied by a supporting statement, which explains that the improved accommodation is required to meet the current and future needs of the applicant, specifically to enable their daughter who has a severe learning difficulty to remain living at home in the longer term.

Relevant site history

Whereas the current proposals involve a comprehensive remodelling of the existing dwelling; these have evolved following the initial submission for front and rear extensions, which were not supported by the case officer owing to the resulting poor architectural composition.

Consultations: None

Representations

Concerns were raised informally relating to the impact of the proposals on the reception of daylight to a kitchen window at No.104, but no formal objection has been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AH2
Internal Space Standards for New Homes (ADC 2010)
South East Plan (GOSE 2009): SCT1, SP3, CC1, CC6, H5, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is located within the built-up area and is not allocated for any particular use or purpose within the Adur District Local Plan. Up-grading of the existing housing stock can be supported in principle subject to the effects on the visual and residential amenities of the locality. That the proposed accommodation has been designed to meet the existing and future needs of a

disabled member of the household is also capable of being a relevant material consideration.

Visual amenity

Old Fort Road is predominantly made up of individual-style detached dwellings encompassing a broad range of different styles. However, the road is currently undergoing a transition with a number of dwellings either having been re-built or remodelled in a contemporary style of architecture. Development on the south side of the road has a characteristic deep frontage, but there is no clearly established building line or uniform building height. Many dwellings have front-projecting elements in the form of attached or detached garage buildings which are subservient in scale to the main dwelling. Owing to its gabled form and height, incorporating rooms in the roof, the existing front-projection on the application property appears as a relatively dominant feature within the streetscene compared to others.

The additional scale and mass of the proposed remodelled dwelling would result in a substantially more prominent appearance within the street compared to the neighbouring properties on either side. However, the forward position of the additional first-floor 'bulk' would not appear excessively intrusive nor out of place in the context of other recent developments that have been permitted on this side of the road, including those nearby at No.100 and 98 (and further beyond at No.88, 90 and 92). The 'mass' is articulated by a series of gabled forms on different planes and enlivened by the use of interesting window shapes and by a palette of materials which are sympathetic to this beach-front location. The visual integrity of the resulting architectural composition can be viewed as an improvement compared to the incremental enlargement of the existing dwelling by piecemeal and unsympathetic, ad hoc additions, and is in keeping with the broader transitions that are currently taking place in Old Fort Road.

Residential amenity

<u>Effect on No.104</u>

No.104 has been enlarged by various front and rear extensions, including a rear extension on the east side, with first-floor accommodation contained within a gabled-roof. Permission was granted in 2008 (ADC/0500/08) for a dormer on the east side of the gabled roof – but has not been implemented and the permission lapsed in 2011. There is a conservatory attached to the rear of the extension (ADC/0455/07).

The proposed first-floor rear gable on the west side will not project further rearward (south) than the existing rear gabled extension at No.104 and will not adversely effect the outlook from, or daylighting/sunlighting to, either the adjacent conservatory or the first-floor bedroom at No.104.

There are 2 windows in the east flank wall of the original bungalow at No.104 facing onto the flank wall of No.106. One serves a kitchen and the other appears to serve a separate utility room. Owing to the narrow gap (approximately 2.5m) separating the properties, there is only a very oblique view of the sky from the kitchen window above the existing roof profile of

No.106. To a large extent the kitchen relies on light reflected from the rendered flank of No.106 for natural daylight. The kitchen has an open-plan layout into the dining room and conservatory beyond. Whilst there are no windows in the side of the dining room extension, the kitchen benefits from some borrowed light from the conservatory.

The proposed remodelled roof and 'bulk' of the proposed rear gable will further diminish the oblique view of the sky and will also impact on reception of daylight to the kitchen. However, the kitchen at No.104 is relatively dark not least because of the extensions added to the rear of that property. Although the occupiers have expressed concern informally about the effects of the proposals on daylight to this window, no formal objection has been received. The applicants have amended the proposed external materials on the east flank wall to retain more of the existing rendered finish (which would help reflect light into the window) compared to the darker-coloured weatherboarding initially proposed, but are unwilling to reduce the 'bulk' on the proposed first-floor gable as it is felt this would compromise the integrity of design. On balance, it is considered the effect on daylight to this window would not substantially worsen as a result of the proposals compared to the existing situation as to warrant refusal on this ground.

Effect on No.108

No.108 has been enlarged on the west side to within 1m of the common boundary with the application property. The rear part includes a rear roof extension with French doors opening onto a shallow balcony facing the beach. The proposed first-floor rear gable on this side would extend above an existing ground-floor flat-roofed addition to No.106, projecting marginally further south of the French doors at No.108. Whilst the outlook from the first-floor rear room and balcony would be partially enclosed as a result, the impact would not be excessively overbearing, nor would the effect on daylight or sunlight unacceptable. The bulk of the proposed gable extension would remove the existing inter-visibility between the existing respective balconies, resulting in an improved level of privacy for both the neighbour and the applicant.

The nearest part of the application property is sited approximately 4m forward of the front of the adjacent part of No.108. There is an integral garage nearest the common boundary in the front of No.108, with a dormer window serving a bedroom above. Although the proposed building footprint would not extend any further northwards in proximity to this boundary, the increased height and 'bulk' of the proposed first-floor gable and re-modelled roof on the east side would enclose the outlook from the dormer window and increase the extent of overshadowing of the front of No.108 (in the afternoon and evening). The applicant was asked to reduce the depth of the gable on this side in order to relieve the impact on the first-floor dormer window at No.108, but was unwilling to do so. An amended block plan has been received showing the proposed extension would not impede a line drawn at 45º from the mid-point of the window at No.108 and would therefore meet BRE Guidelines on daylighting. Whilst this does not address concerns about the effect of the extension on the outlook from the window, or the increased overshadowing effects of the development, on balance, having regard to the lack of any

objection from the neighbour, it is considered the severity of the impact would not warrant refusal in this instance.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or detract from highway safety. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials and finishes (including samples) to be agreed etc
3. New windows in side walls to be obscure glazed
4. No additional windows or other openings in side walls of the dwelling/annex etc
5. Permission relates to approved plans:

Is recommendation contrary to letter(s) of representation? No

Case Officer: Jo Morin Date: 6 Sept 2012

Authorised by: Peter Barnett Date: 6 September 2012