The Planning Inspectorate

www.planning-inspectorate.gov.uk

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Date received

HOUSEHOLDER PLANNING APPEAL FORM

If you need this document in large print, in audio format, or in Braille, please contact our helpline on 0117 372 6372. **To help you fill in this form correctly please refer to the enclosed guidance leaflet "How to complete your householder planning appeal form".**

WARNING: The appeal **and** essential supporting documents **must** reach the Inspectorate within 12 weeks of the date shown on the Local Planning Authority's decision notice. **If your appeal and essential supporting documents are not received in time we will not accept the appeal.**

PLEASE PRINT CLEARLY IN CAPITALS USING **BLACK** INK

A. APPELLANT DETAILS

See **section A of the guidance leaflet.** The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name MR STEVE RODDIS

Organisation name (if applicable)

Address 81 OLD FORT ROAD SHOREHAM

WEST SUSSEX Postcode BN43 5HA

Daytime phone [redacted] Fax

I prefer to be contacted by Post ✓ Email *

* Email address

B. AGENT DETAILS (IF ANY) FOR THE APPEAL

See section B of the guidance leaflet.

Name ROY. C. KING

Organisation name (if applicable)

Address 361 UPPER SHOREHAM ROAD

SHOREHAM. WEST. SUSSEX Postcode BN43 5NB

Your reference

Daytime phone 01273453619 Fax 01273453619

I prefer to be contacted by Post Email ✓ *

* Email address roy.c.king@btinternet.com

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

See section C of the guidance leaflet.

Name of the LPA ADUR DISTRICT COUNCIL

LPA's application reference number ADC/0164/10

Date of the application 06 05 10

Date of the LPA's decision notice 03 06 10

D. APPEAL SITE ADDRESS

See section D of the guidance leaflet.

Address 81 OLD FORT ROAD. SHOREHAM WEST SUSSEX

Postcode BN43 5HA

Note: Failure to provide the full postcode may delay the processing of your appeal.

Please answer the questions below:

1 Is the appeal site within a Green Belt?	Yes	No ✓
2 Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land?	Yes ✓	No
3 Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site? If yes, please describe them on a separate sheet.	Yes	No ✓

E. DESCRIPTION OF THE DEVELOPMENT

See section E of the guidance leaflet.

Has the description of the development changed from that on the application form? Yes ✓ No

FLAT. ROOFED TWO STOREY EAST SIDE EXTENSION

Area of floor space of proposed development in square metres 20.8

F. REASON FOR THE APPEAL

See section F of the guidance leaflet.

The reason for this appeal is that the LPA has (please tick which applies):

1 Refused planning permission 1 ✓

2 Refused permission to vary a condition(s). 2

G. GROUNDS OF APPEAL

See section G of the guidance leaflet to help you decide what to include in your appeal

See attached sheet.

Please continue on a separate sheet if necessary.

H. (part one) SITE OWNERSHIP CERTIFICATES

This must be completed for all appeals. See section H of the guidance leaflet.

We need to know who owns the appeal site. If you do not own the appeal site or if you own only a part of it, we need to know the name(s) of the owner(s) or part owner(s) and be sure that you have told them that you have made an appeal.

You must tick below which of the "certificates" applies.

*Please tick **ONE** box only* ✓

If you are the **sole** owner of the **whole** appeal site, certificate A will apply:

CERTIFICATE A A ✓

I certify that, on the day 21 days before the date of this appeal, nobody except the appellant, was the owner of any part of the land to which the appeal relates:

OR

CERTIFICATE B B

I certify that the appellant (or the agent) has given the requisite notice (see *Guidance Notes*) to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

Owner's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)

OR

CERTIFICATES C & D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D in the guidance leaflet and attach it to the appeal form. C/D

H. (part two) AGRICULTURAL HOLDINGS CERTIFICATE

This must be completed for all appeals. See section H of the guidance leaflet.

We need to know whether the appeal site forms part of an agricultural holding. Please tick either (a) or (b).

*Please tick **ONE** box only* ✓

a) None of the land to which the appeal relates is, or is part of, an agricultural holding: A ✓

OR

b) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates as listed below: B

Please note: If the appellant is the sole agricultural tenant, (b) should be ticked and 'not applicable' should be written under "Tenant's name".

Tenant's name	Address at which the notice was served	Date the notice was served (this must be within the last 21 days)

I. ESSENTIAL SUPPORTING DOCUMENTS

See section I of the guidance leaflet.

If we do not receive both your appeal documents by the end of the 12 week appeal period we will not accept your appeal.

You must send the documents listed below with your appeal form. Please tick the boxes to confirm the documents are enclosed.

1 A copy of the original **planning application form** sent to the LPA. 1 ✓

2 A copy of the **LPA's decision notice**. 2 ✓

J. OTHER APPEALS

See section J of the guidance leaflet.

If you have sent other appeals for this or nearby sites to us and these have not been decided, please give details and our reference numbers.

K. CHECK SIGN AND DATE

See section K of the guidance leaflet.

Please tick the boxes to confirm that the following actions have been carried out.

1 I have completed all sections of the form and the details of the ownership (sections H, parts one and two) are correct to the best of my knowledge. ✓

2 I have enclosed **both** the essential supporting documents listed in section I. ✓

3 I have enclosed my grounds of appeal (if not given in section G). ✓

4 I have sent a copy of this appeal form and relevant documents to the LPA *(if you do not we will not normally accept your appeal).* ✓

5 I have signed and dated the form *(unsigned forms will be returned to you).* ✓

Signature [redacted] Date 22 07 10

Name (in capitals) ROY KING

On behalf of (if applicable) STEVE ROODS

The gathering and subsequent processing of the personal data supplied by you in this form, is in accordance with the terms of our registration under the Data Protection Act 1998. Further information about our Data Protection policy can be found on our website under "Privacy Statement" and in the guidance leaflet.

L. NOW SEND

See section L of the guidance leaflet.

1 COPY to us at:

The Planning Inspectorate
Scanning Team (Householder Appeals)
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Helpline: 0117 372 6372

1 COPY to the LPA

1 COPY for you to keep

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

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Her Majesty's Stationery Office
St Clements House
2-6 Colegate
Norwich
NR3 1BQ

81 OLD FORT ROAD, SHOREHAM-BY-SEA, W. SUSSEX, BN43 5HA

Grounds of Appeal

1. The Appeal property is a detached house situated on the north side of Old Fort Road, Shoreham Beach, and consists of a central building with painted rendered walls and a pitched, hipped roof clad with glazed ~~green~~ blue pantiles. On the west side is a single storey extension and a separate portico roofed again with glazed pantiles, while on the east side, and to the rear of the main house, is a two storey extension with a gable end roof, again similarly tiled.

2. Shoreham Beach properties were, in the main, demolished during the Second World War, although a few of the original bungalows exist constructed around railway carriages. Much rebuilding is in progress, particularly along the Old Fort Road, and the style and size of properties varies considerably with flat roofs much evident as illustrated on the attached photographs.

3. No. 81 was originally occupied as two flats; after reversion to a single house the property has been much improved by the present owners who, being concerned by living areas and a main bedroom of limited size compared with quality of the property, sought to extend on the eastern side.

4. An application was submitted by the Appellants' previous advisors but was refused planning permission, mainly due to its siting against the east boundary.

5. A meeting was held with the Planning Officer, Carlos Hone, to discuss submission of a revised application, positioned away from the boundary. Construction of a roof to such an extension appeared to be a problem although the overall dimension of the building appeared acceptable. The Planning Officer expressed a wish to see the extension with a pitched roof rather than flat but appreciated the difficulty of constructing a suitable design as shown on the attached sketch which he produced at that meeting.

6. In submitting the revised application we took the view that the main central roof should remain dominant and that a flat roof would be preferable for the extension. It was decided that this roof would be masked by a parapet, pierced at intervals to include balusters of matching design, but reduced scale to those on the main south balconies.

1./

7. A further difficulty arises over constructing a tile clad roof to the extension. The glazed pantiles, needed to match the main roof, are now unobtainable, the manufacturers having ceased trading and the Appellants have been unable to locate any supplier able to produce a suitable match in colour or design.

8. The extension is now positioned one metre from the east boundary with high level windows to avoid any overlooking. We understand that no adverse comments have been made by adjoining owners and no formal objections lodged.

9. We firmly believe that the extension, as proposed, would present acceptable elevations but would still not detract from the dominant main structure and, as such, we respectfully request that the Appeal be granted.

ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

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Development Control

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER:
ADC/0164/10

Mr Roy C King
361 Upper Shoreham Road
Shoreham By Sea
West Sussex
BN43 5NB

Details of Development
FLAT-ROOFED TWO-STOREY EAST SIDE EXTENSION

Location of Development
81 OLD FORT ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5HA

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 6th May 2010.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 3rd day of June 2010

SCHEDULE

Reasons for Refusal

01. The proposed extension, by reason of its large size and unsympathetic flat roofed design, would be out of keeping in scale and appearance with the existing building and would detract to an unacceptable extent from the visual amenities and residential environment of the locality and thereby conflict with the policies of the Adur District Local Plan (AG1, AH7).

ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex, BN43 6PR
Tel: (01273) 263222 Fax: (01273) 263203 (Calls may be recorded)
www.adur.gov.uk DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

Mr Roy C King
361 Upper Shoreham Road
Shoreham By Sea
West Sussex
BN43 5NB

Our reference:	ADC/0164/10
Your reference:	
Please ask for:	Carlos Hone
Direct Line:	01273 263216
Date:	6th May 2010

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Flat-roofed two-storey east side extension (resubmission of ADC/0323/09)

81 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HA

Your application was received on 06/05/2010 and will be available for public inspection as well as posted on the Council's web site.

If by eight weeks from the date of receipt this authority has not given you notice of their decision, and you have not agreed with them in writing that the period within which their decision shall be given may be extended, then you may appeal to the Secretary of State for the Environment in accordance with of the Town and Country Planning Act 1990, by notice sent within six months from that date (unless the application has already been referred to the Secretary of State for the Environment). Appeals must be made on a form which is available from the Planning Inspectorate at Temple Quay House, 2, The Square, Temple Quay, Bristol, BS1 6PN.

I enclose a notice which I should be pleased if you would display in a prominent position on the forward most part of the property, advertising the fact that you have submitted a planning application to this authority

Under the terms of the Local Government (Access to Information) Act 1985, any correspondence received regarding the application may be available for public inspection and copied by interested parties. In the event of an appeal being lodged with the Planning Inspectorate against the decision, any representations received will be forwarded to the Planning Inspectorate and the appellant.

Your attention is drawn to the provisions for public speaking at meetings of the Council's Planning & Regulatory Committee. If any third party has indicated an intention to speak on your application or if the decision is not delegated to officers and the Committee is being recommended to refuse your application, you will be notified (and sent an explanatory leaflet) and given the opportunity to speak at the committee meeting.

ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex, BN43 6PR
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www.adur.gov.uk DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

Yours faithfully

[redacted]
Planning Services Manager

Roy C. King

Chartered Building Surveyor
361 Upper Shoreham Road, Shoreham-by-Sea, West Sussex, BN43 5NB
telephone/fax: (01273) 453619 e-mail: roy.c.king@btinternet.com

---

Roy C. King. FRICS.

RCK/JS/ADC-81OFR02

4th May 2010

Planning/Development Control
Adur District Council
Civic Centre
Ham Road
SHOREHAM-BY-SEA
West Sussex
BN43 6PR

Dear Sir/Madam,

RE: 81 OLD FORT ROAD, SHOREHAM-BY-SEA

We are enclosing an application for Planning Consent for an extension to our client's property at the above address in order to improve the size of the existing lounge and first floor bedroom. We also enclose the necessary application forms, Design & Access Statement and would be pleased if you would consider these for approval.

This application follows a similar submission deposited with the Council during the previous 12 month period and accordingly we believe that a further fee is not required.

We understand that some discussions have taken place over such a proposal following the earlier Refusal of Planning Consent for a two storey extension which extended to the side boundary of the property. During those discussions the type of roof to the current proposal was considered. We do not believe that a pitched roof over this area would be a suitable construction and have therefore provided for a flat roof with a surrounding parapet with sections to both front and flank containing balustrades to match in pattern those existing to the front balcony of the existing house.

Should you require any further information before considering this proposal would you please let us know.

Yours faithfully,

[redacted] FRICS.

Chartered Surveyor

Encl.

Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR
DISTRICT COUNCIL

Householder Application for Planning Permission for works or extension to a dwelling.
Town and Country Planning Act 1990

Publication of planning applications on council websites

Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.

If you have provided any other information as part of your application which falls within the definition of personal data under the Data Protection Act which you do not wish to be published on the council's website, please contact the council's planning department.

Please complete using block capitals and black ink.
It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title:	Mr.	First name:	Steve		
Last name:	Roddis				
Company (optional):					
Unit:		House number:	81	House suffix:	
House name:					
Address 1:	OLD FORT ROAD				
Address 2:					
Address 3:					
Town:	SHOREHAM				
County:	WEST SUSSEX				
Country:					
Postcode:	BN43 5HA				

2. Agent Name and Address

Title:	Mr.	First name:	Roy. C		
Last name:	King FRICS				
Company (optional):					
Unit:		House number:	361	House suffix:	
House name:					
Address 1:	Upper Shoreham Road				
Address 2:					
Address 3:					
Town:	SHOREHAM				
County:	West Sussex				
Country:					
Postcode:	BN43 5NB				

3. Description of Proposed Works

Please describe the proposed works:

Two storey extension to East flank

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☑ No

If Yes, please state when the work was started (DD/MM/YYYY): (date must be pre-application submission)

Has the work already been completed? ☐ Yes ☑ No

If Yes, please state when the work was completed (DD/MM/YYYY): (date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: 81 House suffix:

House name:

Address 1: OLD FORT ROAD

Address 2:

Address 3:

Town: SHOREHAM

County: West Sussex

Postcode (optional): BN43 5HA

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☑ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☑ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☑ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/ drawing(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☑ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY): (must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your boundary? ☐ Yes ☑ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☑ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/ drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☑ No

If Yes, please describe:

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ☐ Yes ☑ No

If Yes, please provide details:

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know	Drawing references if applicable
Walls	Painted Render	Painting ed Render.	☐	☐	
Roof		H. T. Felt.	☐	☐	
Windows	Upvc	Upvc	☐	☐	
Doors			☐	☐	
Boundary treatments (e.g. fences, walls)			☐	☐	
Vehicle access and hard-standing			☐	☐	
Lighting			☐	☐	
Others (please specify)			☐	☐	

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

$Date: 2008/05/16 15:23:36 $ $Revision: 1.59 $

11. Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which the application relates.

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	26.4.10

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):	On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

11. Certificates (continued)

CERTIFICATE OF OWNERSHIP - CERTIFICATE D

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

The steps taken were:

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

AGRICULTURAL HOLDINGS CERTIFICATE

Town and Country Planning (General Development Procedure)Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 26.4.10

B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

12. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

Resubmission

The original and 3 copies of a completed and dated application form: ☑

The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☑

The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☑

The original and 3 copies of a design and access statement where proposed works fall within one of the following designated areas: ☐

- National Park
- Site of special scientific interest
- Conservation area
- Area of outstanding natural beauty
- World Heritage Site
- The Broads

The correct fee: ☐

The original and 3 copies of the completed, dated Article 7 Certificate (Agricultural Holdings): ☑

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☑

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 26.4.10 (date cannot be pre-application)

$Date: 2008/05/16 15:23:36 $ $Revision: 1.59 $

14. Applicant Contact Details

Telephone numbers

Country code:	National number:	Extension number:

Country code:

[redacted]

Country code:

Email address (optional):

15. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
01273	453619	

Country code: Mobile number (optional):

Country code: Fax number (optional): As above

Email address (optional): roy.c.king@btinternet.

16. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☑ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? *(Please select only one)* ☐ Agent ☑ Applicant ☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name: Telephone number:

Email address:

DESIGN & ACCESS STATEMENT

SITE LOCATION

81 Old Fort Road, Shoreham-by-Sea, West Sussex, BN43 5HA

PROPOSAL

In connection with application for Full Planning Consent for two storey extension to provide extended lounge and bedroom on east flank of property

Assessment

1.1. The Site

81 Old Fort Road is a two storey detached property of considerable size, faced with render and with a pitched roof covered with glazed blue tiles.

On the east side of the property is a further two storey extension, similarly faced and roofed but set back from the building line, whilst on the west side is a single storey extension with a separate roofed access to the garage drive.

To the front of the property there is an extended balcony for the full width of the main building with two sections of decorative balustrades.

1.2. Amount

The proposed extension will add a further 23m² of living area to the existing lounge and first floor bedroom.

1.3. Scale

.The extension will be of two storeys in height with a flat roof bounded by a parapet on the south and east sides, this parapet containing three lengths of ornamental balustrade to match those which exist to the main south balconies to the property in proportion, but to a reduced size.

The extension is sited 1m away from the east boundary and back from the dominant balconies and front elevation along the south side of the building.

1.4. Landscaping

No additional landscaping is to be provided. The new extension will occupy an area at present covered with shingle.



1. 10 OLD FORT ROAD



2. 12 OLD FORT ROAD



3. 13 OLD FORT ROAD
Newly constructed showing solar panels at rear



4. 16 OLD FORT ROAD



5. 19 OLD FORT ROAD



6. 26 OLD FORT ROAD



7. 32 OLD FORT ROAD



8. 37 OLD FORT ROAD
Recently constructed



9. 58 OLD FORT ROAD
Newly constructed opposite Appeal site



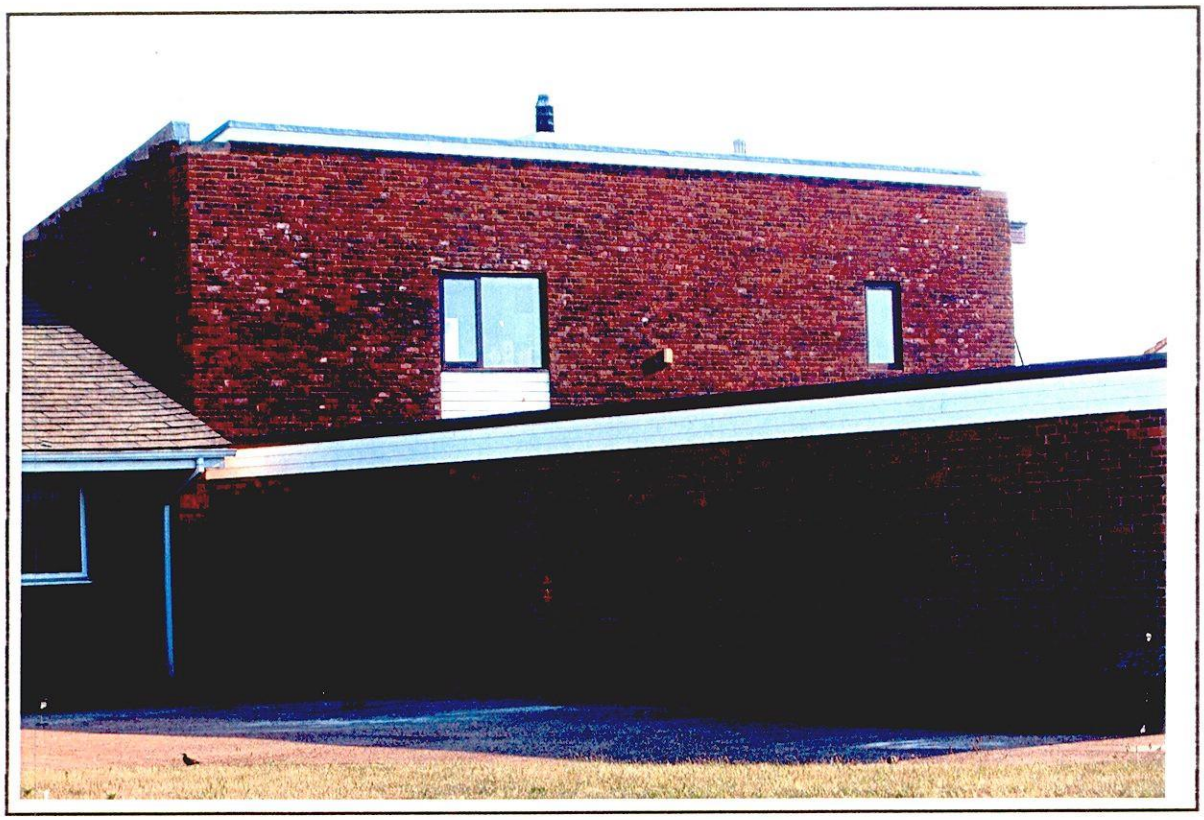
10. 63 OLD FORT ROAD
Two houses under construction with flat roofs



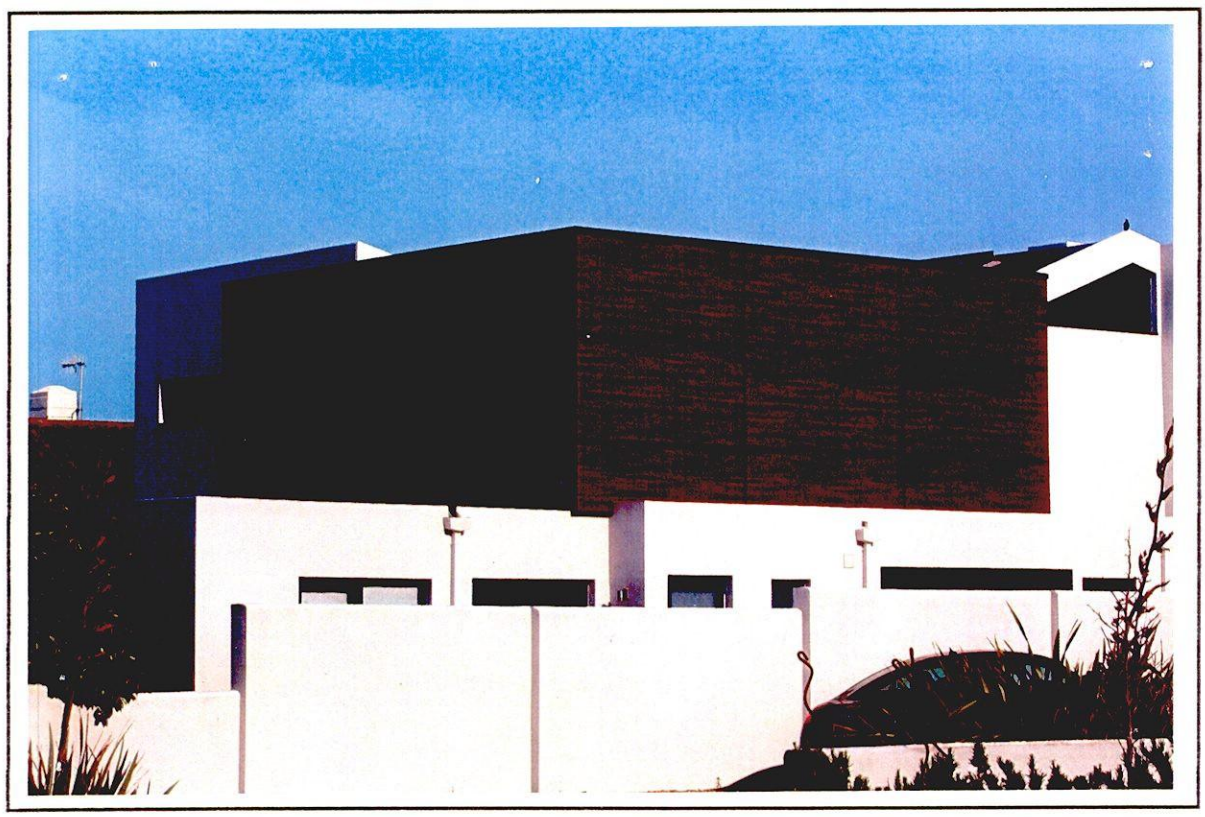
11. 70 OLD FORT ROAD
Opposite Appeal site



12. 73 OLD FORT ROAD



13. 78 OLD FORT ROAD



14. 92 OLD FORT ROAD



15. 107 OLD FORT ROAD
Under construction



16. 185 OLD FORT ROAD