Development Management - Delegated Officer Report

Application Number: AWDM/1725/19 Recommendation – APPROVE

Site: 110 Old Fort Road, Shoreham-By-Sea

Proposal: Amendment to previously approved AWDM/1388/19: Addition of roof over rear balcony and front extension at first floor.

Date of site visit: 30th September 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow on the south side of Old Fort Road. It is set back in the plot with a large front parking area as with other properties on the south side of the road. There is a large detached garage to the front of the property. The property is of gable roof design with a front gable projection. There is a flat roof single storey section to the east side.

Consent was originally sought under AWDM/1388/19 to enlarge and remodel the building with the use of contemporary grey Cedral boarding and white render. The extensions included an additional large gable extension to the front of the building on the eastern side to provide a main entrance with accommodation above. The existing main gable roof is to be extended to the east also with the side flat roof additions removed. A wide sloping roof dormer style extension was permitted along the rear roof of the building south facing to provide first floor open plan living space. At ground floor to the rear a flat roof extension is proposed also the full width of the building, 2.7 metres in depth. Above the flat roof section is a balcony with privacy screens and a glass balustrade to the rear.

The current application is an amendment to the previously approved scheme. It shows the rear dormer to the property as previously approved with the rear balcony however the eastern side of the balcony is shown on the plans to be extended to form additional living space, reducing the size of the balcony significantly and limiting it to the western side of the building. It remains at the same depth as previously approved. A new small dormer extension is also shown between the two front projecting gables to form space for an en suite.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings. The proposal is an amendment to the previously approved scheme. The matters for consideration here are the additional front extension and the rear pitched roof to contain part of the already approved balcony.

Visual amenity

In visual terms the changes proposed are acceptable. The front extension is modest in scale in relation to the building as a whole. It is set back between the two existing gable features. Although this will be visible within the street scene it will not be detrimental or out of keeping. It will be built in materials to match existing.

As stated in the previous report, rear balconies and terraces with privacy screens are commonplace along the beach. The increased scale of development as a result of the proposed roof extension will not be excessive or out of keeping in relation to surrounding development; there are many other larger developments along this part of Old Fort Road. The development will be more prominent when viewed from the beach however this is acceptable for the reasons discussed above and in the previous planning assessment.

Residential amenity

The main properties to be affected are those either side of the site no. 108 and no. 112 Old Fort Road. No 108 is currently under construction works completing development which was approved under AWDM/0363/19 in August 2019. The proposed works at no. 110 will not result in any overlooking, loss of privacy or overbearing impact in this case. The balcony at no. 108 is deeper than that proposed in this case and privacy screening is proposed in both cases to protect the amenities of the occupiers. The additional roof is adjacent to the boundary with no. 112. This will project further than no. 112 however this is limited to 2.7 metres. The additional bulk of the proposed roof at this depth, although an enlargement, will not result in a significant loss of light or overbearing impact due to the limited depth and space between properties. This relationship is considered acceptable.

As previously was the case the new balcony is adjacent to the boundary with no. 108. This is unchanged and the balcony screen will be conditioned as previously. The rear roof projection although not on the boundary will be adjacent to no. 108 and visible to the side. Due to the distance, limited depth and context of this proposed

development, plus the ongoing project at no. 108 this relationship is considered acceptable also.

The front extension is contained between the two larger gable projections. Although this will be visible from neighbouring properties opposite it will not result in any addition overlooking or adverse impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Grey Cedral Boarding and white render
4. No additional windows on the east and west elevation of the building.
5. Balcony screens on the west side of the balcony 1.8 metres high and obscurely glazed.
6. The window on the eastern side at the first floor shall be fitted with obscure glazing and be permanently non openable at all times.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 25th March 2020

Authorised by: Peter Barnett Date: 25 March 2020