Development Management - Delegated Officer Report

Application Number: AWDM/1240/17 Recommendation – Approve

Site: 16 Old Fort Road, Shoreham-By-Sea

Proposal: Demolition of existing dwelling and replacement with 3 storey 4 bedroom dwelling (includes lowering of ground level to form lower ground floor entrance level)

Date of site visit: 18 September 2017

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached chalet bungalow on the south side of Old Fort Road. It has a half-hipped roof with rear dormers and a projecting gable at the front. An attached flat roofed garage extends forward of the gable feature.

It is proposed to demolish the existing building and to construct a three storey flat-roofed dwelling in a contemporary design. The ground floor level of the new building is to be lowered by 1.1m to provide a 'utilitarian' space to contain a boot room, sports storage, showers, changing and utility room. It is designed to withstand water dripping from swimmers and boards and will be a flood resilient space.

The living accommodation will be on the upper floors, raised above the existing flood level by 1.2m. The building will have large amounts of glazing on the rear elevation, set back behind canopies and timber lined flank walls which frame the openings. Balconies are proposed on the first and second floors. At the front, the building has fewer openings and more solid wall comprising glass cladding. Grey cladding is proposed for the side walls.

At the front the building will have a projecting entrance feature with angled walls. A replacement flat roofed garage with sedum roof will project 11.8m beyond the front wall of the new house. It will also be at a lower level than the existing garage and house. A gateway feature is proposed on the northern boundary with the pavement.

The main roof of the proposed dwelling will measure 8.6m high (7.5m above existing ground level). The existing house is 8.2m high. The proposed building will have taller elements, specifically a flue rising to a height of 9.5m above existing ground level and the frame around the second floor window at the rear which is 8.4m above existing ground level.

It will be wider than the existing house and will project further forward (northwards) by approximately 1.8m. The proposed garage will also project further forward by 8.4m. The position of the house has been amended during

the course of the application to move it further north by 1m in order to avoid adverse impact at the rear of neighbouring dwellings.

Relevant site history

ADC/0339/06 - Front extension (with rooms in roof and dormers) single-storey east side addition, enlarged rear dormer with projecting balcony, front dormer and double garage at front – approved

Consultations

West Sussex County Council: The **Highways** Officer has no objection subject to condition requiring closure of existing access. The application form states that off-street parking for up to 3 vehicles will be provided as part of this proposal. A study of drawing no. PL104 demonstrates that the internal dimensions of the double garage are 3.7 metres x 8.5 metres. Using WSCC guidance of 6m x 6m for a double garage this would only be large enough to park one car but would still be considered acceptable for cycle storage. An inspection of the proposed site plan establishes that there is space to park two vehicles on the hardstanding area on the property's frontage. This would be considered an appropriate quantity of parking provision for a dwelling of this size in this location.

A turn on site would be preferred so that a vehicle may exit onto the carriageway in a forward gear; clearly though there is insufficient space to achieve this. The site currently benefits from two vehicle crossing access points. The western access will no longer serve vehicle movement, therefore, this should be closed up and re-instated to full height kerb under licence to a specification obtained from WSCC Highways.

Adur & Worthing Councils: The **Environmental Health** Officer recommends conditions relating to external plant, control of construction hours and dust management and PFA informative.

The ***Private Sector Housing*** Manager advises that the means of escape in the case of fire from the bedrooms on the upper floors is through a study (habitable room) and through the high-risk open-plan ground/first floor, which means to say that they are inner rooms.

Due to the height of the building, fire escape windows will not be an option, although use of fire suppression systems may mitigate risks. However, due to the existence of actionable hazards, we cannot accept the development in its perceived current status.

Environment Agency: No objections subject to condition requiring finished floor levels to habitable accommodation to be set no lower than 6.71m AOD.

Southern Water: Recommends informatives

Representations

Original Plans: 2 letters of objection received from the occupiers of 14 and 18 Old Fort Road:

- Size and positioning of building will be overbearing and lead to loss of light and possible overlooking from balconies
- New building closes gap to No.18 and will harm sense of openness currently experienced from full length glazing
- Building should be moved north to reduce impact

Amended Plans: 1 letter of support received from the occupiers of 18 Old Fort Road:

- Happy with amendments and moving of house 1m northwards

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats'
Submission Adur Local Plan (2016) Policy 15, 21, 37
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises replacing 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.

Visual amenity

The proposed dwelling will be another contemporary addition to the already eclectic street scene in Old Fort Road. It will have a simple facade towards the road with few openings. The glass cladding will be very crisp and is likely to be more weather resistant than render. The neighbouring dwelling at No. 18 also has few openings on its front elevation and the lack of openings is not considered to result in unacceptable visual harm.

The scale of the building will respect the varied roof line along this part of the street. It will have a lower roof height than the existing building on the plot and it will be comfortably in scale with its neighbours, as a result of it being set at a lower level.

At the rear, the windows will be framed by large canopies. At the west end of the building the canopy was considered to be particularly large and, following discussions, it has been reduced in size to lower its height by 0.5m. While it still project above the roof, it is far less pronounced than originally shown and, being at the rear, it will have a limited visual impact on the street.

The dwelling will sit further forward than its neighbours but an analysis of the street scene shows that there is an irregular building line along this part of the road with the houses further west projecting much closer to the road. The siting of the dwelling is not considered to be unduly prominent.

The proposed garage will project further forward than the existing garage and the garage at No.18 (by 2.5m). It will be a prominent feature but it is noted that there are several examples of garages and other outbuildings along the road which project a similar distance and it is not considered that it will harm the street scene. The front garden is to be landscaped with a new pathway leading to the house via a 'gateway' structure at the edge of the pavement. Screens are proposed along the length of the pathway to "create intimate gardens protected from the winds and from which new trees will grow." It is considered that final details of the gateway and front garden landscaping should be reserved by condition.

Residential amenity

The original plans showed the building positioned further south and objections were received from both neighbours at the likely overbearing impact that the new building would have. Amended plans have since been received moving the house 1m further north. The result of this is to maintain a clear line of sight from the wraparound window at the side/rear of No.18 and the neighbour has confirmed in writing that they are now happy with the proposals.

The proposed dwelling will be larger and bulkier than the existing, filling more of the plot width. There are side windows at both neighbouring dwellings which will be affected by the proposal but they are either secondary openings or do not serve primary living accommodation and the impact is subsequently not considered to be adverse.

The house will project further to the front than existing but the limited number of openings at the front of No.18 ensures that there will be no adverse impact on those occupiers.

The proposed rear balconies will be screened by the projecting canopies to maintain privacy.

Parking and Access

The Highway Authority has advised that the proposed garage would be sufficient for one car parking space and for cycle parking and that there is sufficient space elsewhere on the frontage to park a further two vehicles, which would be sufficient. There are currently two access points to the property and the western access is to be closed as part of the proposals. No highway safety concerns have been raised.

Flood Risk

The applicants have submitted a drainage strategy which confirms that the entrance level (lower ground floor) is to be constructed using flood resilient materials. There will be no living accommodation below the predicted flood level and the Environment Agency has no objection.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Samples of materials to be submitted
4. Removal of PD
5. To be carried out in accordance with Drainage Strategy and FRA
6. Access closure
7. No external plant without LPA approval
8. Hours of work
9. Dust suppression
10. No development until details of gateway structure and screens within front garden have been approved

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Informatives:

Highway License
Southern Water x 2
PFA

Case Officer: Peter Barnett Date: 28 November 2017

Authorised by: Gary Peck Date: 28 November 2017