Development Management - Delegated Officer Report

Application Number: AWDM/1948/20 Recommendation – Approve

Site: 40 Old Fort Road, Shoreham-By-Sea

Proposal: Roof extensions to form first floor, single storey side extension and detached garage to front

Date of site visit: 9 December 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached bungalow with rooms in the roof served by dormers at the front, side and rear. It has a gable projecting at the front of the property with a flat roofed ground floor extension attached to the front of the gable. It is proposed to extend the property at roof level to form a first floor with new false pitched roof around a central flat roof. A ground floor extension is proposed on the east side at the rear, plus a detached pitched roof garage at the front with storage within the roof void.

Permission was granted in 2018 for an alternative scheme which involved:

- The extension and recladding of the front/side dormer with zinc or similar
- The extension and recladding of the dormers on the south and east elevations to form a continuous wraparound dormer, clad in zinc.
- Ground floor extension on the east side to 'square off' the building
- New glazed balustrade to the existing first floor terrace at the rear
- Replacing existing roof tiles with slate
- New flat roofed detached garage at the front on the western boundary
- New dropped kerb and removal of front wall
- New 1.8m high wall along both side boundaries

Relevant site history

AWDM/0905/18 - Single storey flat roof garage to front; ground floor extension to east elevation. Extension and re-cladding to south dormer to wrap around to east elevation with new flat parapet roof. Extension and re-cladding of north dormer. Roof to be replaced with slate tiles. New balustrade to existing first floor south terrace with privacy screen to east and west elevations. 1.8m high wall to east and west elevations - approved

Consultations

None

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 (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.

Visual amenity

The proposed works will result in a more substantial change to the scale and form of the dwelling than was previously proposed. The new first floor either side of the front gable will increase the massing of the building and result in a rather unsatisfactory crown roof. However, in the context of the varied styles and appearance of dwellings along Old Fort Road it is not considered that it will have a harmful visual appearance overall.

The removal of the existing dormer at the front will be an improvement on its current appearance and overall the works will provide a cohesive finish which will be visually acceptable in this varied street scene.

The proposed garage will project forward of the existing ground floor extension and will come to within 6.6m of the front boundary, with a pitched roof to a height of almost 5m. While tall, it will be no further forward than the recently constructed flat roofed garage at No.44 and there are examples of pitched roof garages elsewhere along the street. On balance, it is considered to be acceptable.

Residential amenity

The works generally will not have an adverse impact on either of the neighbouring dwellings. No. 42 to the east has a ground floor extension which runs along the boundary with the site and which contains a number of windows. The proposed east side ground floor extension at No.40 will stop short of those windows and will not have an adverse impact on those occupiers.

The proposed first floor extensions to each side will add bulk but will not harm light or outlook for neighbouring occupiers. No.38 to the west has a blank side first floor wall facing the site, with ground floor windows already partly

obscured by the boundary wall. No.38 also sits further back into the site than No.40 and will not be adversely affected.

The proposed garage will sit on the boundary with No.38 but will be sufficiently distant from ground floor windows, sitting forward of No.38's front elevation and in line with the garage at that property.

Parking and Access

The applicant's agent has confirmed that the previous approval for the stopping up of the existing vehicular access and the construction of a new access will still be implemented and does not form part of this application. Likewise, the new boundary wall will also be constructed in accordance with the plans approved in 2018.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Obscure glaze first floor side windows
5. Private domestic garage and storage only

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

- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

- PFA

- No access from beach

Case Officer: Peter Barnett Date: 4 January 2021

Authorised by: Gary Peck Date: 4 January 2021