Development Management – Delegated Officer Report

Application Number: AWDM/1092/23 Recommendation: APPROVE

Site: 26 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Single and two storey extensions to front, single storey rear extension with first floor roof terrace, new zinc pitched roof covering and landscaping proposals including swimming pool to the rear and new garden wall with metal pedestrian and vehicular gates to front.

Date of Site Visit: Visited when considering previous application

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling on the south side of Old Fort Road. Old Fort Road is a street characterised by properties of differing style, design and appearance built at different times with many more recent contemporary large scale developments. Similar to other properties on this side of the road the dwelling house is set back with a deep frontage driveway and garden. The beach is to the rear with a rear hard landscaped garden and first floor balcony. There are two first floor rear projections with the balcony in between. The building is currently rendered with a tiled roof. There is an integral garage.

Permission was granted under AWDM/1675/21 to extend and remodel the dwelling house with a front extension projecting forward to provide a garage with connecting ground floor extensions with guest accommodation in the roof space with side facing dormer. A single storey extension was approved at the rear with balcony above. Finished in render and slate with ‘green walls’ to the front and side elevations and to the rear as privacy screens for the balcony. Balustrade was approved with matching on the roof enclosing photovoltaic panels. 1 metre high timber gates and stone clad wall was approved to the property frontage.

The current application seeks consent for similar development but more contemporary in nature. The applicant’s agent has submitted a Design and Access Statement which details the changes and states that the new scheme “offers a less disjointed and more contemporary scheme in line with the client's brief for a high quality, unique family home. The design presented in this report shifts the mass from the west site boundary to the east to allow for retention of the existing tree, to

rebalance the front elevation and provide more logical vehicular access to the garage."

The plans show an outline of the existing dwelling house and also the previous approval. The single storey extension to the rear with terrace above in form matches that previously approved, a metal structure is proposed to the rear of this a brise soleil an open louvred structure, 2.2 metres in depth. Glass balustrade is proposed.

The front extension is part single storey and part two storey and although wider than the previous consent in footprint, it extends slightly less far forward. The main ground floor area is for garaging with a new entrance hall. There is a single storey flat sedum roof above the entrance and east and north part of the front extension. The two storey section is set in from the side boundaries and the front with a flat roof and curved design. An annex is proposed at first floor, accessed internally from the main dwelling. A staircase accessed from the entrance hall.

The hipped roof of the main house will be retained and will be changed to standing seam zinc. The original part of the building will be white render with the extensions clad with aluminium timber effect cladding of two different styles. Vertical wood effect cladding and vertical timber batten wood effect aluminium cladding. Sedum roofs are also proposed to the single storey extensions at the front.

Also proposed is a front pedestrian gate and sliding vehicular gate the overall height is 1.8 metres with low level brick and piers with open railings. A raised swimming pool is proposed to the rear.

Consultations:

West Sussex County Council: The Highways Authority : - The proposed plans will result in an increased garage area, providing parking for three standard size vehicles and space for secure and covered cycle storage. The driveway will be reconfigured and provide off street parking for at least two additional vehicles, and provide a turn on site.

The proposed vehicular gate will operate as a sliding gate, which will not encroach upon the public highway. The footway is wide in this location, enabling vehicles to wait clear of the highway whilst the gate is operated. The proposal is not anticipated to result in any material intensification of use of the existing access.

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111) and that there are no transport grounds to resist the proposal.

If the LPA are minded to approve the application, the following conditions and informative should be applied.

Car Parking
No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car parking space for the use.

Cycle Parking
No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the LPA.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Representations: -

1 representation received in support of the application from the owner/occupier of no. 28 Old Fort Road.

- Fully in support of the proposals no objection to the garage being constructed adjacent to my west boundary. I am considering building a garage in the same location and therefore support the garage being on the east side of my neighbours site.
- The applicants have agreed to amend the proposals to indicate obscured glazing to the high level window to the first floor bedroom located above the garage.
- The applicants have agreed to add an obscured glazed screen to the east side of their first floor terrace 1.1 metre high for a length of approximately 1 metre, then rising up at a slope to a height of 1.8 metres along the remaining length of the screen. This will allow me to maintain long distance westerly views from my terrace.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The changes to the building will be clearly visible within the street scene. The proposals entail the remodelling of the existing traditionally designed building with the use of contemporary materials and the addition of flat roof crisp additions to the front and rear giving the building a new character and form. These changes are in keeping with the eclectic character of the street scene, it is considered that they will complement the existing built environment and building.

The scale of the building will be significantly increased with the front additions dominating the building. The building is set back from the highway and space is available to the property frontage. The principle of such a front projection is acceptable in this case. There are many examples of front projections forming garages and outbuildings on the south side of Old Fort Road and these now form a distinctive character. On balance the design proposed shows the additional massing to be acceptable. It will give a striking appearance and presence in the street scene complementing and not competing with the existing building. The two storey section is also set in with the single storey flat roof to either side and the front. The applicant's agent has advised in the Design and Access Statement that the front extension has been moved to the east side (it was on the west side in the existing approval) due to the large tree which they would like to retain on site.

The single storey extension and terrace are in form matching that which was previously approved therefore can be supported in this case with the contemporary finish as proposed to be in keeping with the development as a whole. The brise soleil proposed here adds additional development however this will complement the existing design and is not overly large or deep.

The proposed front gate and boundary treatment is 1.8 metres in height, higher than the 1 metre wall that was previously approved. A 1 metre brick wall is proposed with piers and open railings up to 1.8 metres. Although this is higher than the existing dwarf wall and many other low level boundary treatment in Old Fort Road, there are other examples nearby of similar, higher fencing and walls. It would be necessary to have the top section open as shown on the plans, this will be conditioned.

Residential amenity

The main properties to be affected by the proposed development are those either side. Officers originally considered that the current proposal could not be supported

due to the bulk of the extension being adjacent to no. 28 the adjacent bungalow to the east. There is a front window adjacent to the boundary which serves a habitable room and the single storey section of development is shown to project along this boundary with the two storey section set in. A letter of support has been received from the owner to confirm that they have no objections to the development as they are considering a similar development alongside and subject to the east facing bedroom window being obscurely glazed and changes to the rear balcony screens to retain their westerly views. Amended plans have been received showing both and conditions are attached below. On balance in the light of this letter of support it was considered that the proposal could be supported despite the potential impact in terms of loss of light and overbearing impact. The current occupier has no objection and any future occupier could consider the current situation as built when choosing to purchase.

There are no front windows adjacent at no. 24 which would be impacted in this case (as was the case with the previous approval) the tree is to be retained and no adverse impact will occur here.

The single storey rear extension and terrace are in form as previously approved. This does not extend beyond the rear of adjacent dwelling and can be supported. A brise soleil is proposed beyond this adjacent to the boundary with no 28 and set in from the boundary of no. 24. This can be supported due to its limited depth at 2.2 metres and its open nature.

The rear balcony at the adjacent bungalow to the east no. 28 has no screen. Although originally privacy screens were proposed at the application site it has been agreed between the neighbours to limit the privacy screen to be adjacent to the rear of the house only with the end open to retain the westerly views from no. 28. As this is a mutual agreement it can be supported in this case and will be conditioned.

To the west at no. 24 the property is built on the boundary. There is a first floor balcony adjacent to the boundary to the rear and a ground floor extension with side windows facing onto the site. The single storey rear extension will be alongside this existing single storey development. However the proposed screens will limit any overlooking and the side facing windows adjacent will lose some light and outlook however the main aspect is to the south therefore this is not of concern and does not warrant a refusal. There are no other side windows on this neighbouring property as existing.

The proposed swimming pool is shown on the plans as being slightly raised above ground level. It is not considered that this will result in any harm to adjacent occupiers in terms of loss of amenity.

Highway Matters

The Highways Authority has requested that conditions be attached relating to vehicular and cycle parking. As was the case with the previous approval it is not considered that these conditions are required in this case. Ample off street parking is provided at the site and this is to remain and cycle parking can be provided with the proposed garage as required by the applicant.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on the approved plans to include render, standing seam zinc roof and aluminium timber effect cladding.
4. No use of the balcony until screens have been installed in accordance with approved plans and shall remain in place at all times.
5. No windows on side elevations and obscurely glazed as shown on proposed drawings.
6. Ancillary accommodation only.
7. Open railings to front boundary treatment other than low level wall up to 1 metre and brick piers 1.8 metres in height.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 17th October 2023

Authorised by: Peter Barnett Date: 17 October 2023