Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0708/12

Site: **144 Old Fort Road, Shoreham-By-Sea, West Sussex, BN43 5HL**

Proposal: **Demolition of existing house and construction of replacement three storey flat roofed contemporary dwelling and detached flat roofed double garage in front garden (in place of remodelling of existing house previously approved under reference AWDM/0876/11)**

Date of site visit: Visited previously when assessing AWDM/0876/11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached 2 storey pitch-roofed dwelling located on the south side of Old Fort Road. Planning permission was to remodel and extend the house to form a three storey dwelling in January 2012 (AWDM/0876/11).

Since permission was granted, further investigations have found that it is neither viable nor practical to extend the house as proposed and a demolition and new build is the preferred option. The proposal would result in the same form, size, siting and design of building as previously approved but it will be a wholly new construction and not an extension of an existing building.

Relevant site history

AWDM/0876/11 – as described above.

Consultations

Adur & Worthing Councils: The Environmental Health Officer recommends use of the precautionary contaminated land informative

Representations

1 email received from the Shoreham Beach Residents' Association objecting to the application for the following reasons:

- It is out of keeping with the street scene
- It will be an overdevelopment of a very small plot

1 email received from the occupier of 88 Old Fort Road in support of the application, but stating that in his opinion the design is not as 'slick' as No.90 and he does not like the pitched roof on the east elevation.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standards No.2 'Space Around New Dwellings and Flats' and No.3 'Extensions and Alterations to Dwellings'
Good Practice Guidance Note: 'Internal Space Standards for New Homes' (ADC 2010)
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises replacing an existing dwelling 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 siting and design of the dwelling is as previously approved under AWDM/0876/11 and, while the original dwelling is now to be demolished rather than extended, and a new building erected in its place, the visual impact will be no different than previously proposed.

Residential amenity

As above, the impact on residential amenity is the same as with the previously approved scheme.

Accessibility and parking

As above, the impact on accessibility and parking is the same as with the previously approved scheme.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH2, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard time limit
2. Materials to be as previously approved
3. Obscure glazing to side elevations
4. Obscure glazed screens as previously approved
5. Approved plans

Contaminated land informative

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

Case Officer: P Barnett Date: 29.06.12

Authorised by: Jo Morin Date: 4 July 2012