Development Management - Delegated Officer Report

Application Number: AWDM/1845/16 Recommendation – Approve

Site: 100 Old Fort Road, Shoreham-By-Sea

Proposal: Extension to existing integral garage to front (north) elevation and addition of grey metal louvres to part of first-floor front elevation of permitted extension.

Date of site visit: 22 December 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling located on the south side of Old Fort Road which has previously been enlarged and re-modelled from a chalet bungalow into a contemporary-style house.

To the west is No.98, which is currently undergoing extension and remodelling to form a large contemporary-style flat-roofed three storey house.

This application seeks permission for a ground floor flat-roofed front extension to form a garage. The extension will measure 7.5m deep (including roof overhang) and 5.5m wide with curved zinc clad walls. It will have a silver grey sliding curved garage door at the front. The roof will have a pebble top dressing with a glazed canopy on the east side.

Also proposed are four grey metal louvres to be installed on the west side of the first floor corner window for privacy purposes.

Relevant site history

AWDM/0522/13 - Extensions to front and roof, plus other alterations, to form a 3-storey flat-roofed dwelling with first and second floor rear terraces (amendment to planning permission ADC/0033/11) – approved

ADC/0033/11 - Extensions to front and roof, plus other alterations, to form a 3- storey flat-roofed 'contemporary-style' dwelling, including front first-floor balcony and rear second floor terrace – approved

ADC/0319/09 - New boundary wall and greenhouse to front, and revisions to ADC/0021/07 including side screens, solar panels, additional rooflights and windows – approved

ADC/0021/07 - Single-storey front and east side extension and alterations and two-storey rear extension (incl. first floor roof terrace with side louvres and rear access stairs) – approved

Consultations

Adur & Worthing Councils: The **Contaminated Land** Officer recommends the precautionary condition and PFA informative.

Representations

1 letter received from the occupiers of 98 Old Fort Road:

- Ownership of boundary wall is in dispute
- Extension should not be constructed on the boundary wall
- Previous permissions have not been constructed in accordance with approved plans
- Louvres have not been fitted to front as required
- No objection to this proposal if certain guidelines are kept and adhered to and an agreement made

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

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 existing dwelling has a contemporary appearance and the proposed garage design will complement that appearance, with the curved front of the garage reflecting the curved first floor element on the existing building.

It will be a deep extension at the front of the building but there are many examples of front extensions or detached outbuildings at the front of dwellings on the south side of Old Fort Road which project to a similar position on their plots as that currently proposed for no.100. Consequently, it is not considered that it will appear unduly intrusive or out of character in the street scene.

The proposed louvres will have an industrial appearance but they are considered to be compatible with the contemporary appearance of the dwelling, with its grey zinc cladding, and are acceptable.

Residential amenity

The extension will be hard against the boundary with no.98 and will project 7m forward of that property. No.98 is currently undergoing substantial extension works but the approved plans show that the nearest ground floor room to the boundary with No.100 is to be used as a games room and has only a high level opening to the front. It is not therefore a primary habitable room and any loss of light or outlook from the proposed garage extension is not considered to result in serious harm to the residential amenities of those occupiers.

Comments have been received from the occupiers of no.98 about the relationship of the extension to the boundary wall, the ownership of which is in dispute. However, this is not a planning matter and cannot be taken into account when considering the merits of this application.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

1. 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.

2. PFA

3. Precautionary contaminated land

Case Officer: Peter Barnett Date: 19 January 2017

Authorised by: Gary Peck Date: 19 January 2017