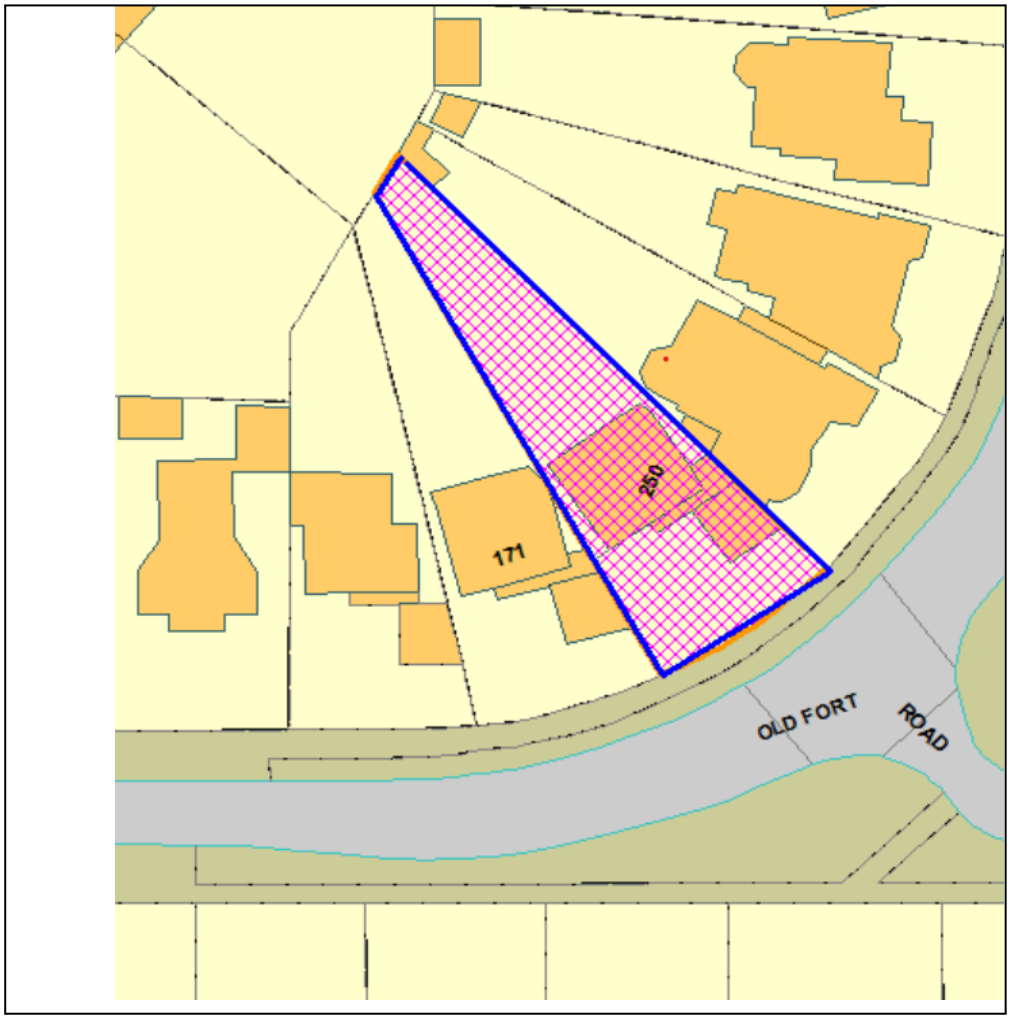
3

Application Number:	**AWDM/1210/23**	**Recommendation - APPROVE**
Site:	**250 Harbour Way, Shoreham-By-Sea, West Sussex**	
Proposal:	**Remodelling of existing house to form contemporary dwelling. Ground floor rear infill extension, front extensions with roof terraces and balustrades. Raising of ridge with front and rear dormers.**	
Applicant:	Mr Thatcher	Ward: Marine Adur
Agent:	FRESH Architects	
Case Officer:	Hannah Barker	



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

Proposal, Site and Surroundings

The application site is an existing two storey detached dwelling with render and weather boarding. It has a single storey extension to the rear and to the front there is a garage and porch projection with roof terrace and balustrade. The building is on the north side of the road with Old Fort Road to the west on the bend. The dwellings on either side are similar in style, form and appearance.

Consent was granted in 2023 under AWDM/1667/22 for a development to remodel the existing dwelling which was two storey in form and scale with rooms in the roof, consistent with the surrounding development with a principle of two storey development. The height of the ridge was slightly increased with a front and rear flat roof dormer with grey tiled roof. White render was approved at first and ground floor. The garage projection at the front was to remain the same with an enlarged front terrace above an additional flat roof front extension. A front dormer, juliette balcony with glazed balustrade was approved.

The current application shows a similar scheme to that previously approved. The agent's Design and Access Statement states: - "To accommodate 2 bedrooms at loft level, the existing pitched roof is proposed to be removed and replaced with a raised partly flat partly pitched roof as approved under AWDM/1667/22, this application aims to extend the roof in its approved form slightly further forwards."

The previously approved scheme had the existing main building depth at first floor and at roof level to match existing, the current scheme increases this depth by bringing the building forward and adding a larger area of flat roof to the roof. This increases the internal floor space at first floor and in the roof space. All other details remain the same as previously approved.

The application has been brought to committee following a call in request from Councillor Watts.

Representations

Representations have been made in support and objecting to the proposal.

9 Representations have been made in support of the application from the owner/occupiers of: - 21A Ferry Road, 12 Ormonde Way, 5 Atlantic Court,173 Old Fort Road, 248 Harbour Way, 173 Old Fort Road, 144 Old Fort Road, 148 Old Fort Road, 18 Old Fort Road.

- Designed with original style
- In keeping
- Not impacting on the neighbourhood in a negative way.
- Adds value to properties on the beach
- Preserves the character
- Contributes to the houses that already exist.
- Amendment to previous plans
- Front of the house will essential remain almost identical
- The modifications will not affect the neighbouring dwelling.

- Complements the surrounding environment.
- Adds to the eclectic and varied architecture of the various dwellings.
- Minimal visual impact.

1 representation has been made in objection to the application from the owner/occupiers of 5 Falcon Close

- The increase in roof height is an unwelcome precedent; further bedrooms overlooking ours and our garden are unwelcome.

Consultations

West Sussex County Council Highways Authority: -

For the current application, from inspection of the plans, the proposed works will provide two additional bedrooms and enlarged living space. Considering this, the LHA does not anticipate that the proposed development would lead to a material intensification of movements to or from the site. No alterations are proposed to the existing access arrangement.

The proposals will result in the loss of an existing garage. However, the site benefits from a driveway that is suitably sized to accommodate an appropriate amount of parking provision for a dwelling of this size. The existing garage is to be replaced by a storage room, which can be utilised for the secure parking of cycles.

In summary, 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.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (July 2021)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

For consideration here is the impact of the increased depth of the roof and first floor. All other matters remain as previously approved, the increased depth and scale is assessed below and how this impacts upon the residential amenities of neighbouring occupiers and character and appearance of the existing dwelling and the surrounding locality.

Visual amenity

The proposed development shows a two storey dwelling house with rooms in the roof. A contemporary development with grey roof tiles and white render. The development as a whole combines with those either side to produce a variation upon the original building whilst maintaining a two storey form with pitched roof similar to existing and to those similar properties either side.

The increase in ridge height is visible however it does not give rise to an overly tall building. This is all as approved previously however the current application, as stated above includes the increase in depth of the building at first floor and roof level. This, in turn, introduces a flat roof to the building to accommodate the increased depth. This flat roof will be visible within the street scene when approaching the building from either side. However, in relation to the proposals as already approved which create a unique building whilst continuing the pattern of two storey development, on balance this is not considered to be harmful to the character of the locality or street scene.

Residential amenity

The impact upon residential amenity was assessed with the previous scheme and considered acceptable. The side windows are as originally approved so with the attached safeguarding conditions no adverse impact will occur. The increased depth of the building as proposed will increase the scale and bulk of the building however there are no side windows at the adjacent properties which would be impacted detrimentally and no refusal could be warranted here. The building will be brought forward, the rear elevation will remain as previously approved and to match the rear elevation of the existing building. So there will be no impact upon rear amenity space and the rear dormer will not be any closer to properties to the rear of the site so as previously assessed any overlooking would not be such to warrant a refusal.

All conditions remain as attached to the previous approval, on balance the proposed scheme can be supported and is recommended for approval.

Recommendation

Approve subject to the following conditions:-

1. Approved plans

2. Standard time limit 3 years
3. Materials, grey tiles, white render
4. No additional windows on the east or west elevation of the building. First floor windows on the eastern elevation shall be obscurely glazed.
5. Privacy screens.

Informative

1. Proactive no amendments.

2 October 2023

Local Government Act 1972
Background Papers:

As referred to in individual application reports

Contact Officers:

Peter Barnett
Principal Planning Officer (Development Management)
Town Hall
01903 221310
peter.barnett@adur-worthing.gov.uk

Hannah Barker
Senior Planning Officer (Development Management)
Town Hall
01903 221475
hannah.barker@adur-worthing.gov.uk

This page is intentionally left blank