Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0471/12

Site: **43 Old Fort Road, Shoreham-By-Sea, West Sussex, BN43 5RL**

Proposal: **Application for minor material amendments to planning permission reference AWDM/0827/11 including installation of solar panels on flat roof and changes to balcony, windows and doors.**

Date of site visit: N/A

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site lies on the north side of Old Fort Road and currently contains a chalet bungalow. Planning permission was granted in January 2012 for the demolition of the existing building and the erection of a pair of 2 storey, flat-roofed semi-detached 3-bed houses with parking for 2 cars per property at the front (AWDM/0827/11).

This application is proposing a number of minor amendments to the design of the approved dwellings comprising:

- The provision of windows rather than bi-fold doors to the ground floor front elevation
- The provision of solar panels on the flat roof of each dwelling. The panels will sit above the roof by 1m and will be supported at an angle by a frame behind.
- The removal of the smoked glass walls to the sides of the front balconies and their replacement with a 1.6m high glass screen.
- A reduction in the size of the high level first floor side windows
- The removal of a door from the side elevations
- A reduction in the size of the rear patio doors

The plans originally showed more alterations to the front/sides of the dwellings which would have resulted in an increase in the length of the side wall at first floor level. This would have had an adverse impact on the light and outlook from the balcony at the adjacent property to the east and the plans were consequently amended to revert to the original approved design, albeit

with minor alterations to the balcony screen. A 0.75m projection at first floor which was previously proposed has also been removed to reduce the bulk and projection of the building. A clearer block plan has also been submitted to clarify the extent of the first floor projection beyond the first floor of the chalet bungalow to the east (No.45), which is shown as being 0.75m.

Relevant site history

As above

Consultations

None

Representations

2 letters/emails have been received from the occupiers of 45 and 47 Old Fort Road objecting to the amendments on the following grounds:

- The front elevation of the proposed building projects beyond front face of neighbouring dwellings by about 2m and lines up instead with the front of the projecting garages at those properties, resulting in light loss to their balconies and front first floor living rooms

- Loss of light to side dormer at No.45 serving stairwell and landing

- Traffic and parking concerns remain as before

1 email has been received from the occupier of 39 The Meadway making no comments as the solar panels are sufficiently to the front of the building to not increase shade to rear

Relevant Planning Policies

The South East Plan 2006-2026 (GOSE 2009): SCT1, SCT5-6, SP3, CC6-7, H1-2, H5, BE1-2
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AG3, AH2-3, AH5 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:-
Development Control Standard No.2 ‘Space Around New Dwellings and Flats’
‘Good Practice Guidance Note: Internal Space Standards for New Homes’ (ADC 2010)
Revised West Sussex Parking Standards & Transport Contributions Methodology (WSCC 2003, amended 2010)
‘The Provision of Service Infrastructure related to New Development in West Sussex – Part 1’ (WSCC 1999)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

Planning permission exists for the redevelopment of the site with a pair of dwellings and this application is seeking only minor material amendments, primarily to the fenestration and balconies. The main considerations are the impact on the character of the area and on the amenities of neighbouring dwellings.

Visual amenity and character

The proposed changes are considered to be minor and do not materially affect the scale, form or design of the proposed dwellings. The proposed solar panels will add development to the flat roof but they are not considered to be unduly intrusive or harmful to the character of the street.

Residential amenity

The height and scale of the dwellings is not changing as a result of these minor amendments and the impact on neighbouring occupiers is consequently not considered to be adversely affected. There was concern from the occupiers of the bungalows to the east (Nos. 45 and 47) that the proposed dwellings would be projecting further forward than their properties by as much as 2m and would cause light loss to their balconies and front rooms. However, the submitted plans confirm that the projection forward is 0.75m which will not cause a serious loss of light to the front living rooms or to the extensive balcony area at the front of those dwellings. Furthermore, the proposed amendments are considered to improve the form of the balcony screen, which will be less substantial than originally approved, and removes a first floor projection which further reduces the bulk of the dwelling and its projection beyond the front wall of the neighbouring properties.

The proposed solar panels are to be sited towards the front of the dwellings and will not cause increased light loss or overshadowing at the rear. They will be lightweight and narrow structures which will also not harm the light to the properties to either side of the site.

Accessibility and parking

The proposal does not affect parking and access to the dwellings.

Recommendation

APPROVE for the reason:-

The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2).

Subject to Conditions:-

1. Standard 3 year time limit
2. Parking and access to be provided
3. Temporary compound to be provided in accordance with approved plans
4. Landscaping to be provided in accordance with approved plans
5. To be constructed in accordance with approved schedule of materials
6. Obscure glazing of upper floor side windows
7. Removal of PD rights
8. No further windows to be installed
9. Permission relates to approved plans received 29 May 2012 and 14 June 2012

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

Case Officer: P Barnett Date: 14 June 2012

Authorised by: Jo Morin Date: 14 June 2012