# Development Management - Delegated Officer Report

**Application Number: AWDM/0613/21 Recommendation – APPROVE**

**Site: 145 Old Fort Road, Shoreham-By-Sea, West Sussex**

**Proposal: Two storey side extension to west elevation, single storey extension to rear, new roof to front porch with balcony to front.**

**Date of site visit: 10th May 2021**

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application site is a two storey detached house with a flat roof building set back to western side of the dwelling, there is a flat roof front porch and rear extension linking the flat roof building to the rear of the dwelling house.

Consent is sought to remove the rear extension and to build a two storey extension to the side of the existing house up to the boundary on the west side. The extension will fully connect the rear building to the house. At ground floor a store and office is proposed and at first floor a bedroom and dressing room. The extension is to project at ground floor in line with the existing porch with a balcony proposed to the front. Also proposed is a single storey extension across the rear of the property abutting the single storey building to provide an open plan kitchen diner. This is proposed with a monopitch roof with roof lights. The extension has a maximum depth of 4.2 metres on the eastern side reducing to 3.2 metres as the existing rear elevation steps in.

Amended plans have been received following officer's advice which show the windows on the west side of the extension removed. The rear dressing room window is to be obscurely glazed and top level opening only.

It will be finished in beige render and cedral boarding in light blue with grey window frames and doors.

**Consultations: - Adur and Worthing Council's: - Environmental Health: -** Private Sector Housing - no objections. Public Health – No comment.

**Representations**

1 representation received from the owner/occupier of no. 143 Old Fort Road. Objecting on Overdevelopment, the two storey side extension is too close to our boundary and windows overlooking and imposing on our garden.

## 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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

## 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 proposed extensions are considered to be in keeping in scale and design with the existing building. The single storey extension will not be visible within the street scene and the extensions both link the rear flat roof extension to the existing building. The side extension with balcony combined with the change in materials will give the building a unique contemporary feel and add to the eclectic mix of properties on Old Fort Road. The two storey extension built up to the side boundary is on balance acceptable due to the set back of the neighbouring property and therefore there is not a cramped appearance when viewed from the street. The front balcony is a feature common within the street and adds to the appearance of the front elevation. The porch and side extension project forward at ground floor giving a flat roof projection which is a feature to break up the property frontage, the balcony is set in behind this.

### Residential amenity

The property to the west is set back from the street at a much greater distance than the application site. The side elevation of the existing building is clearly visible from the adjacent property front windows. The proposed extension will bring the extension up to the boundary of the site. The owner/occupier of this property has objected to the proposed development due to loss of privacy and light and over development. Although the extension will over shadow the adjacent garden area and there will be some loss of light it is not considered that this is such to warrant a refusal. Some morning sun will be reduced however light from the south and west will be unaffected. This is also the front garden which is not a private space and the property also has a private rear garden, albeit north facing. On balance taking into account the removal of the side windows and obscurely glazing the rear window it is not considered that any overlooking or harmful loss of amenity will occur in this case.

The main aspect of the balcony is to the south and although it will extend up to the side elevation any overlooking will be to the front section of the front garden which is not a private amenity space.

To the east is a detached dwelling adjacent to the application site there is a boundary wall which has been increased in height with a fence. Adjacent is a conservatory projecting to the rear adjacent to the boundary. The side windows face directly onto the boundary treatment and only the roof is visible from the application site. The single storey rear extension at 4.2 metres adjacent to the conservatory with some set in from the boundary is considered to be acceptable in this case. No side windows will face the boundary and no adverse impact will occur in terms of loss of light or overbearing impact. The single storey extension is screened from the property to the west by the existing flat roof extension and main dwelling house.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved Plans
2. Standard 3 year time limit
3. Materials - beige render and light blue Cedral cladding and grey windows and doors.
4. No additional windows on the east or west elevation of the extensions hereby permitted.
5. The dressing room window on the north elevation of the extension hereby permitted shall be fitted with obscure glazing at all times and be high level opening only, 1.7 metres above finished floor level.

**Is recommendation contrary to letter(s) of representation? N**

1. Proactive with amendments

Case Officer: Hannah Barker Date: 17th May 2021

Authorised by: Peter Barnett Date: 18 May 2021