ADUR
DISTRICT COUNCIL

Town and Country Planning Act 1990
Householder Planning Application

Use this form to apply for planning permission to extend or alter your house or flat, to build a garage or other structure on your property or to create access for a vehicle onto a classified road (please read note 9).

Please read the notes before you fill in this form.

1 Please give the address of the property to be altered or extended

92 Old Fort Road
Shoreham-by-Sea
Sussex
BN43 5HB

A0dem3b7
18 DEC 200

2 Type of property

Detached House

3 Please describe the development you are applying for.

first floor extension

4 Applicant (in block capitals)

Name
Mr
Todd
Cooper

Address
92 Old Fort Road
Shoreham-by-Sea
BN43 5HB
SUSSEX

Telephone

Fax

Email

Agent (if any)

Full Name
owen powell architects

Address
17 Reigate Road
Brighton
Sussex
BN1 5AJ

Telephone
01273550185

Fax

Email
owen-powell@btconnect.com

5 Please enclose four copies of this form and four sets of plans.
Please number your plans and write the numbers and scales against the titles here.

	Plan Number	Scale
Location Plan	0730/1	1:1250
Block Plan	0730/5B; 0730/6C	1:500
Floor Plan	0730/7,8, 11C, 12C,	1:100
Elevations	0730/9A, 10A, 13B, 14B	1:100
Other	views and isometrics and photographs	

6 Will the development involve cutting down any trees? No
If "Yes", please show these clearly on the block plan.

7 Will the development (including any new or altered access) affect a public footpath or any other public right of way? No

8 Does this application require a fee? No
(See note 3)

If "No", please choose the option that applies B
(See note 3)
RESUBMISSION

If "Yes", please state the fee enclosed £
(See note 4)

Signature: **Date:**

Please print your name:

Certificate under Article 7 of the Town and Country Planning (General Development Procedure) Order 1995

If anyone else owns the land or part of it, you must fill in Certificate B, which you can get from the Planning Section. You must also tell the owner of the land about this application by serving a notice on them. If you own all of the land, you must fill in Certificate A below.

Certificate A

I confirm that:

- Nobody except the applicant was an owner of any part of the land involved at the beginning of the period of 21 days before the date of this application; and

- none of the land this application relates to is an agricultural holding or part of an agricultural holding.

Signature:  **Date:** 14 Dec 07

Please print your name: C. OWEN-POWELL

owen powell architects

17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222
e-mail: owen-powell@btconnect.com

17 December 2007
Our ref: 0730

Planning Services,
Adur District Council,
Civic Centre, Ham Road,
Shoreham-by-Sea,
West Sussex, BN43 6PR

For the attention of David Reynolds

Acc 077367
18 DEC 2007

Dear Mr Reynolds,

PROPOSED ALTERATIONS AND EXTENSION
92 Old Fort Road, Shoreham-by-Sea

Further to our recent meeting and the received Refusal for the above we are now pleased to enclose a revised Application and note the following:

- During the course of the planning process incremental alterations were made to the scheme, which I believe we all felt resulted in a diminution of the original design.

- Nevertheless we have also taken on board two critical points in the Refusal description, namely the relationship of the new extension to the existing house, and the impact on no 90 next door.

- We have therefore taken a fresh look at the proposals, whilst also trying to keep to the spirit of the original scheme, which is to create a high quality modern and elegant house for the twenty first century, whereby the elevation onto Old Fort Road is not dominated by garaging, and sets a standard for new elevational treatments along this unique road.

- Therefore the extension roofs echo the 1970s butterfly roof by continuing in a new articulated shape over the link and kitchen extensions. As with the existing front elevation, this is read as a flat roof from the front, but the pitch of these roofs will be seen obliquely from approaches along the road.

- The concerns oh the flank elevation to no 90 are noted, although we note that this house is set back further than any adjacent houses, and this situation may well alter in the future. Nevertheless this whole elevation has been considerably simplified with all windows omitted, except for triangular high level infill glazing below the new sloping roof.

- The first floor front line has also been brought further back from the roadway.

I trust these alterations now meet with your Approval and look forward to hearing from you. Hopefully you will be minded to approve this revised scheme, but as an alternative and as discussed, we would request that this Application is put before the Committee meeting on February 4th 2008 for their consideration.

Yours sincerely,



Chris Powell

Encs: Application Forms; Design and Access Statement; drwgs 5B,6C, 7, 8, 9A, 10A, 11C, 12C; 13B 14B + VIEWS AND PHOTOGRAPHS
Copy: Mr Cooper and Mr Sironi

92 Old Fort Road, Shoreham on Sea

Photograph Captions

18 DEC 2007

These photographs show a photographic essay recording the buildings fronting onto Old Fort Road, taken at eye level and proceeding from west to east.

The photographs record the diversity of architectural styles and the inconsistent and varying building lines throughout the length of the frontages onto Old Fort Road.

Included in the photographs are front on elevations of some of the more contemporary architectural styles.

Photograph 1 -	Elevation of contemporary architectural style to the west end of Old Fort Road
Photograph 2 -	View taken looking west at the western end of Old Fort Road showing the stepped nature of the frontages in this location
Photograph 3 -	View looking west showing a pair of contemporary architectural styles
Photograph 4 -	View looking east showing the projecting line of the extension to the contemporary architectural building shown in Photo No 1
Photograph 5 -	Elevational view of contemporary architectural style (but in need of redecoration)
Photograph 6 -	Elevation of recently modernised property towards the western end of Old Fort Road
Photograph 7 -	Perspective view of extension shown in Photos 1 and 4 (looking east)
Photograph 8 -	Ditto (looking west)
Photograph 9 -	Elevational view of contemporary architectural building towards the west end of Old Fort Road
Photograph 10 -	Elevation view of contemporary architectural style in the process of beingrefurbished
Photograph 11 -	Example of typical ad hoc extension added to property in the middle of Old Fort Road
Photograph 12 -	View looking west in the middle of Old Fort Road showing substantial difference in building line frontages

Photograph 13 - Example of detached garage which is obtrusive and cuts out the vistas of properties beyond

Photograph 14 - Photograph looking east showing further examples of discordant extensions masking elevations to properties

Photograph 15 - Further view looking east adjacent to central roundabout showing a very random and inconsistent line of frontages

Photograph 16 - Further view looking east showing bulk of truncated roof to garage extension which obscures views of frontages beyond

Photograph 17 - View looking east showing dormer bungalow set out well in front of adjoining properties

Photograph 18 - View showing stepping of properties adjacent to central roundabout

Photograph 19 - View looking back showing dormer bungalow set well forward of adjacent buildings

Photograph 20 - View showing typical format of garage extension to front of property which from eye line obscure frontages of adjoining properties

Photograph 21 - Further view looking east showing profile of roofs to properties adjacent to No 92

Photograph 22 - Detail showing dormer bungalow from pavement adjacent

Photograph 23 - Further example looking west showing visual impact of garage extensions bought toward to the pavement line

Photograph 24 - Distant view of No 92 showing scale and bulk of adjacent stepped properties and dominance of roof to adjoining property at No 94

Photograph 25 - Close up view showing stepping of frontages to dormer bungalow shown in Photos 17 and 22

Photograph 26 - Further example of intrusive single storey garage extensions to property adjacent to No 92

Photograph 27 - Ditto

Photograph 28 - Ditto

Photograph 29 - Ditto

Photograph 30 - View looking back to the west showing stepped line of frontages in the centre of Old Fort Road

Photograph 31 - Further view looking east showing random and intrusive nature of single storey garage extensions

Photograph 32 - View looking west showing obtrusive nature of single storey garage extensions with pitched roofs set towards pavement

Photograph 33 - Further detailed view showing scale and obtrusive nature of pitched roof garage extensions

Photograph 34 - Ditto

Photograph 35 - Ditto

Photograph 36 - Ditto looking back to the west

Photograph 37 - Ditto

Photograph 38 - Ditto

Photograph 39 -

Photograph 40 - View showing obtrusive bulk of current redevelopment to the eastern end of Old Fort Road

Photograph 41 - Further views looking east showing diverse building lines and range of extensions to the eastern end

Photograph 42 - Ditto looking back to the west

Photograph 43 - Further view showing dramatic difference in building lines looking east adjacent to central roundabout

Photograph 44 - Perspective view showing bulk of current redevelopment to the eastern end of Old Fort Road

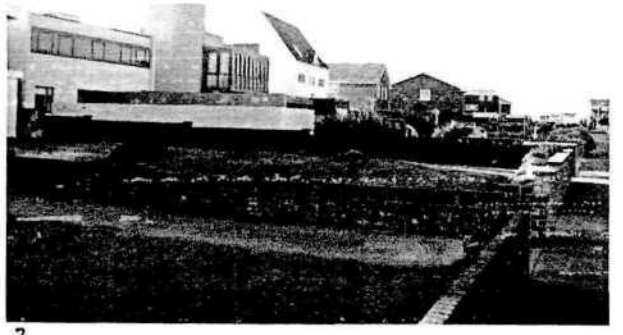
Photograph 45 - View looking back from central roundabout showing obtrusive nature of garage extensions which mask vistas of adjoining frontages



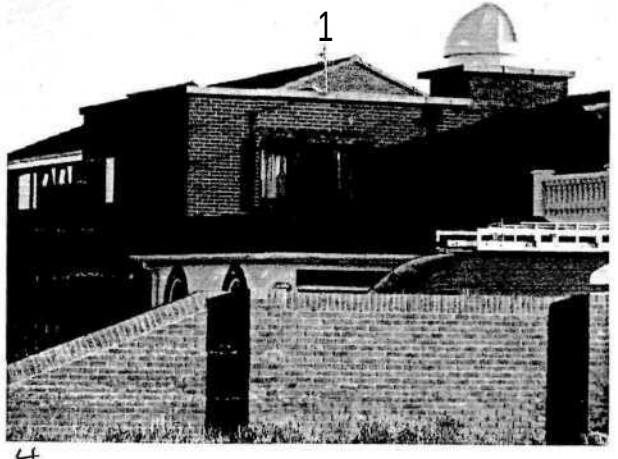
1



2



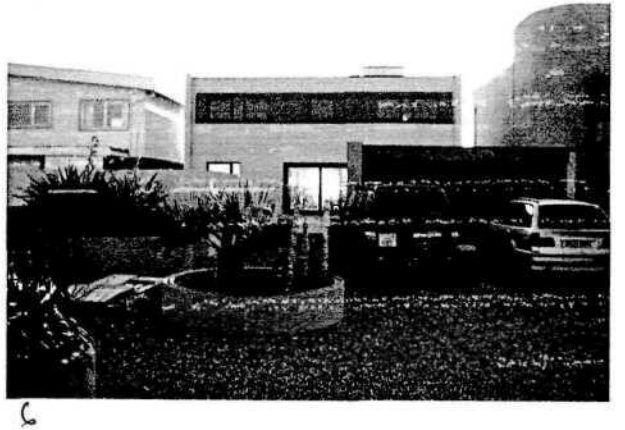
3



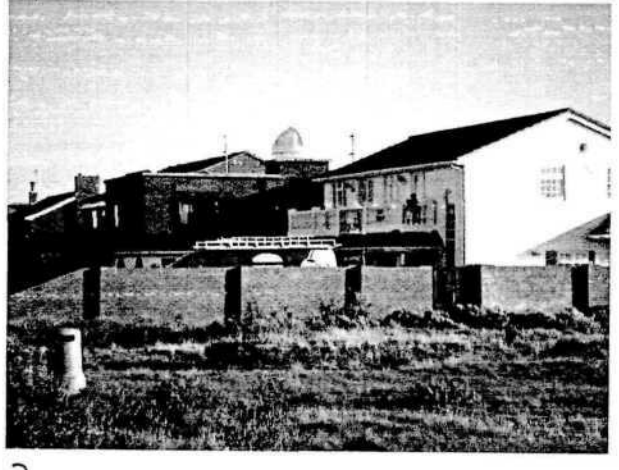
4



5



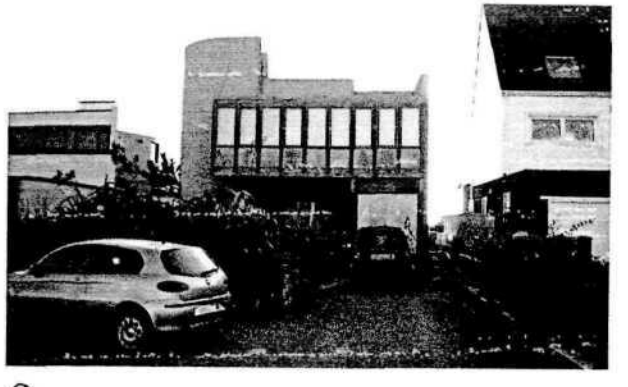
6



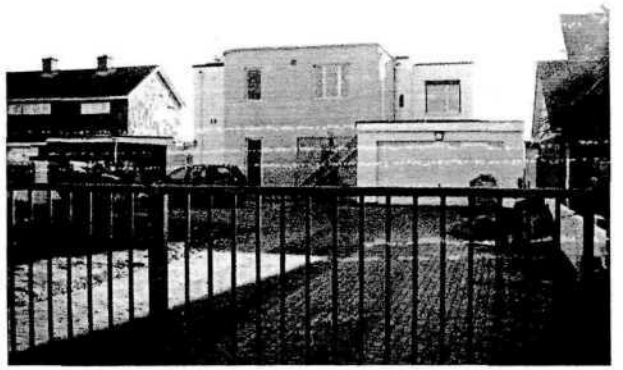
7



8



9



10



11



12



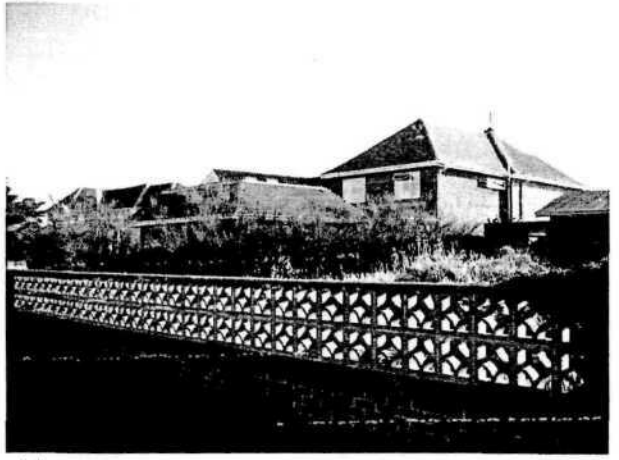
13



14



15



16



17



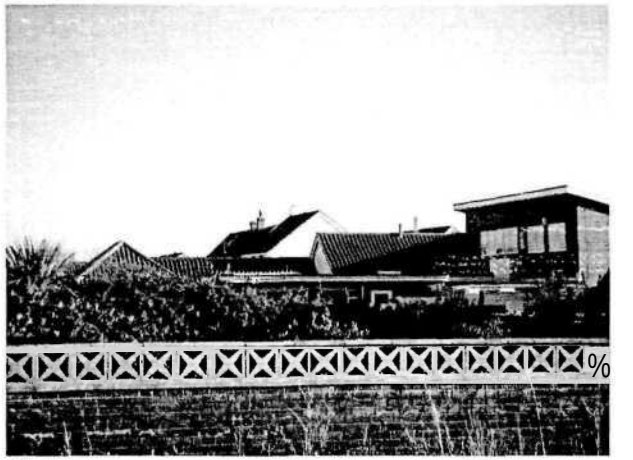
18



19



20



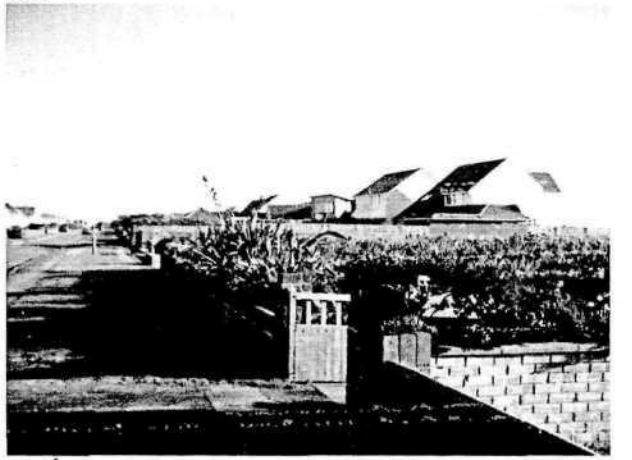
21



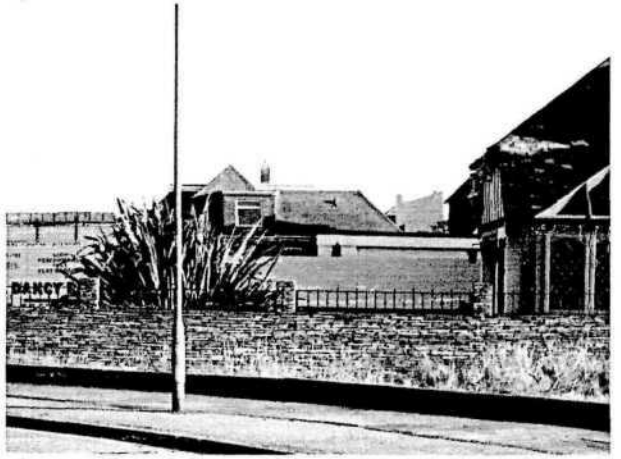
22



23



24



25



26



27



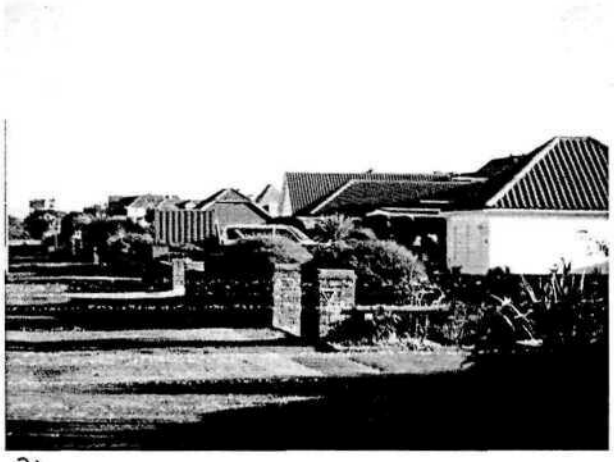
28



29



30



31



32



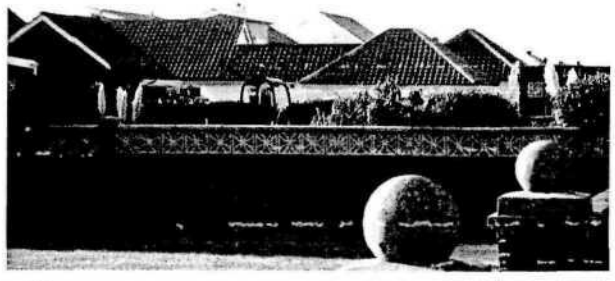
33



34



35



36



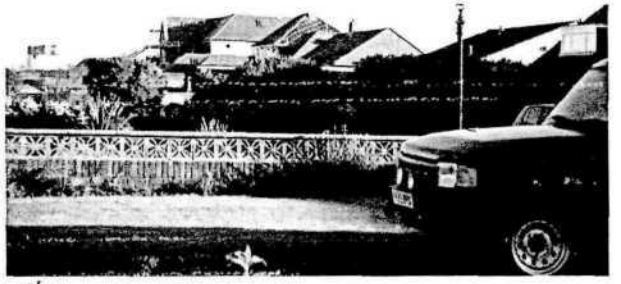
37



38



39



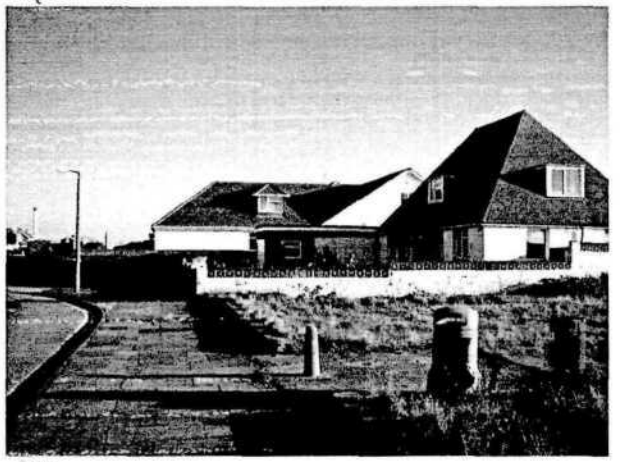
40



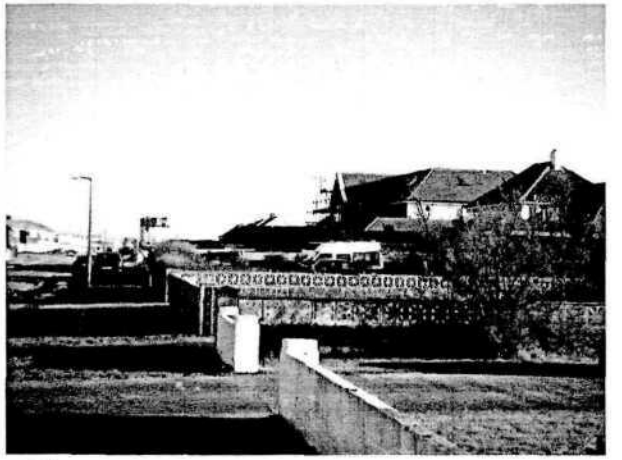
41



42



43



44



45

owen powell architects

17 Reigate Road Brighton BN1 5AJ j
Tel. 01273 550185 Fax 01273 553222
e-mail: • owen-powell@btconnect.com

A0616736

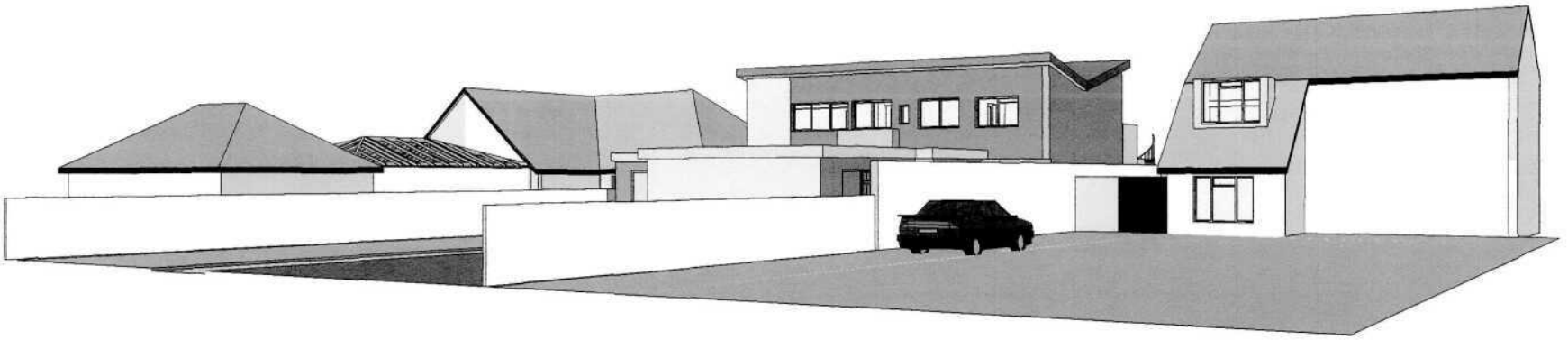
1 8 DEC 2007

14 December 2007
ref: 0727

PROPOSED ALTERATIONS AND EXTENSION - 92 Old Fort Road, Shoreham
REVISED Design and Access Statement

1	Use:
	92 Old Fort Road is a single family detached property facing the shingle beach. The two storey property has two single storey roadside extensions incorporating a large double garage and a separate one bedroom flat. There is a swimming pool in the paved garden on the sea elevation. The house was built in the 1970s and has not been refurbished since that date and ideally needs bringing up to date and the accommodation improving and extending.
2	Access
	The access from Old Fort Road, which is a quiet residential street with level access, will be retained as existing, with off road parking and a double garage.
3	Amount:
	The arrangement of the internal accommodation is awkward and does not maximise the potential of the space in the house. There was originally a large 'spa' area on the lower floor which is now out of commission. Therefore, aside from the separate flat at the front, the house has only two main bedrooms on different floors, and there is only one living room on the first floor, and this includes the dining and kitchen accommodation in one space. Consequently this detached house in its own grounds has only 3 habitable rooms; the fittings are obsolete and the whole does not reflect the needs of contemporary living The proposals are therefore to rationalise the space, building out over the two flat roof front extensions to create a spacious home, with living room space which has more clearly differentiated functions but still flows through the upper floor, and four bedrooms and three bathrooms.
4	Layout:
	To achieve this size of house, the actual additional square footage bring added is only 75sqm, as by reconfiguring the space, better use if being made of the rationalised room layouts.
5	Appearance:
	This revised design seeks to address the two main points raised in the previous Planning Refusal, by continuing the line of the new roofs in a butterfly shape to match and enhance the existing 1970's butterfly roof, and to reduce and simplify the size of the bedroom extension such that it will not have any impact on the adjacent property, no 90. The spirit of the design, while now marrying with the shape of the original 1970s house is also designed to maintain the momentum of the introduction of contemporary architectural design to this seafront site and follow a couple of recent 21st century projects in close proximity and the aim is to lift the suburban character of the properties adjacent The sea facing elevation will not alter greatly from the existing, except to 'frame' the generally glazed elevation and to give greater privacy from the first floor to both adjoining properties, and to omit the spiral staircase. There will be no extra balcony area.

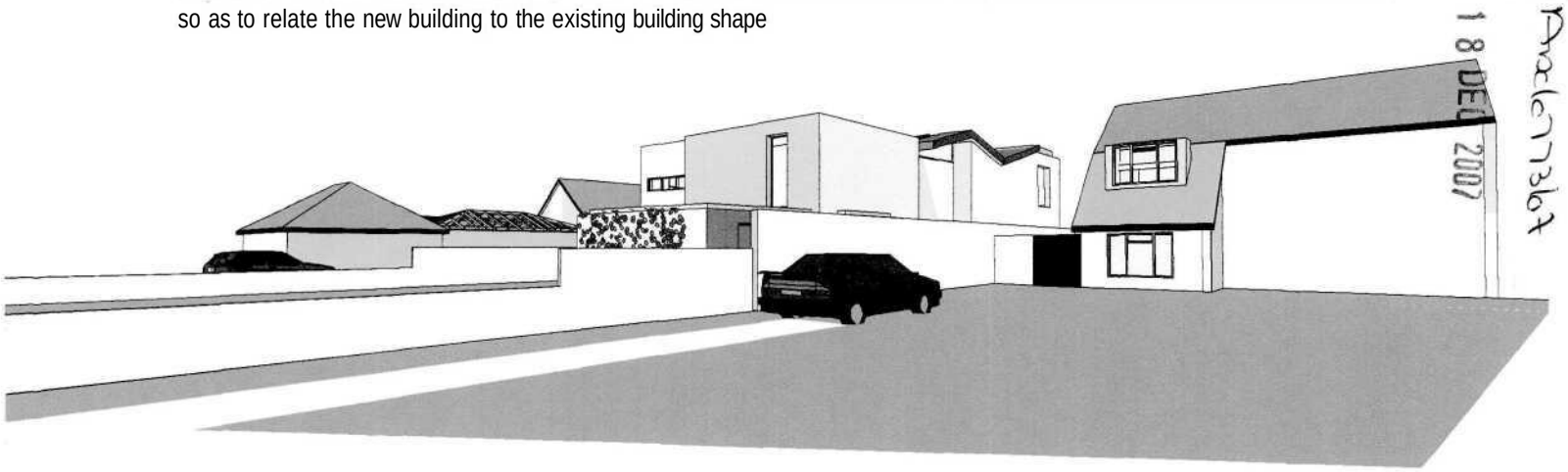
6	Scale:
	The proposed footprint of the building will decrease by 450mm along the garage side elevation, and the front of the garage is to be set back 1200mm from the existing line. Otherwise the proposed scale alterations to the house are to be considered in the light of the orientation of the houses along Old Fort Road, their relationship to the sea, and the depths of the plots. As the desired views on this side of the road are out to sea, the secondary and effectively 'back' elevations presented to Old Fort Road, combined with the long plots, give a non homogeneous view of large pitched roof double garages of varying sizes and locations, some very close to the pavement. For example, the various front extensions, including a conservatory, to the immediately adjacent house, no 94, extends forward to stop only some 9m from the back edge of pavement. This property is already set back 17m from the pavement. However the building line of this property is at a relatively average position on the plot and by building above the existing flat roofs, with the first floor extension now pushed further back, and taking into account the 45 degree line from the two nearest habitable room windows on the neighbouring properties, we do not consider the scale to be dominant in the road, unlike some recent adjacent houses. The somewhat unplanned suburban frontages are indeterminate as to whether they are the backs or the fronts of the house, and this scheme proposes a deliberate 'front' elevation with the garage doors set back and subservient to the main elevation.
7	Landscaping:
	Unlike many of the houses along this side of the road, with hard paved car standings, no 92 has a mature landscaped and designed garden which will be retained. COP DEC 07

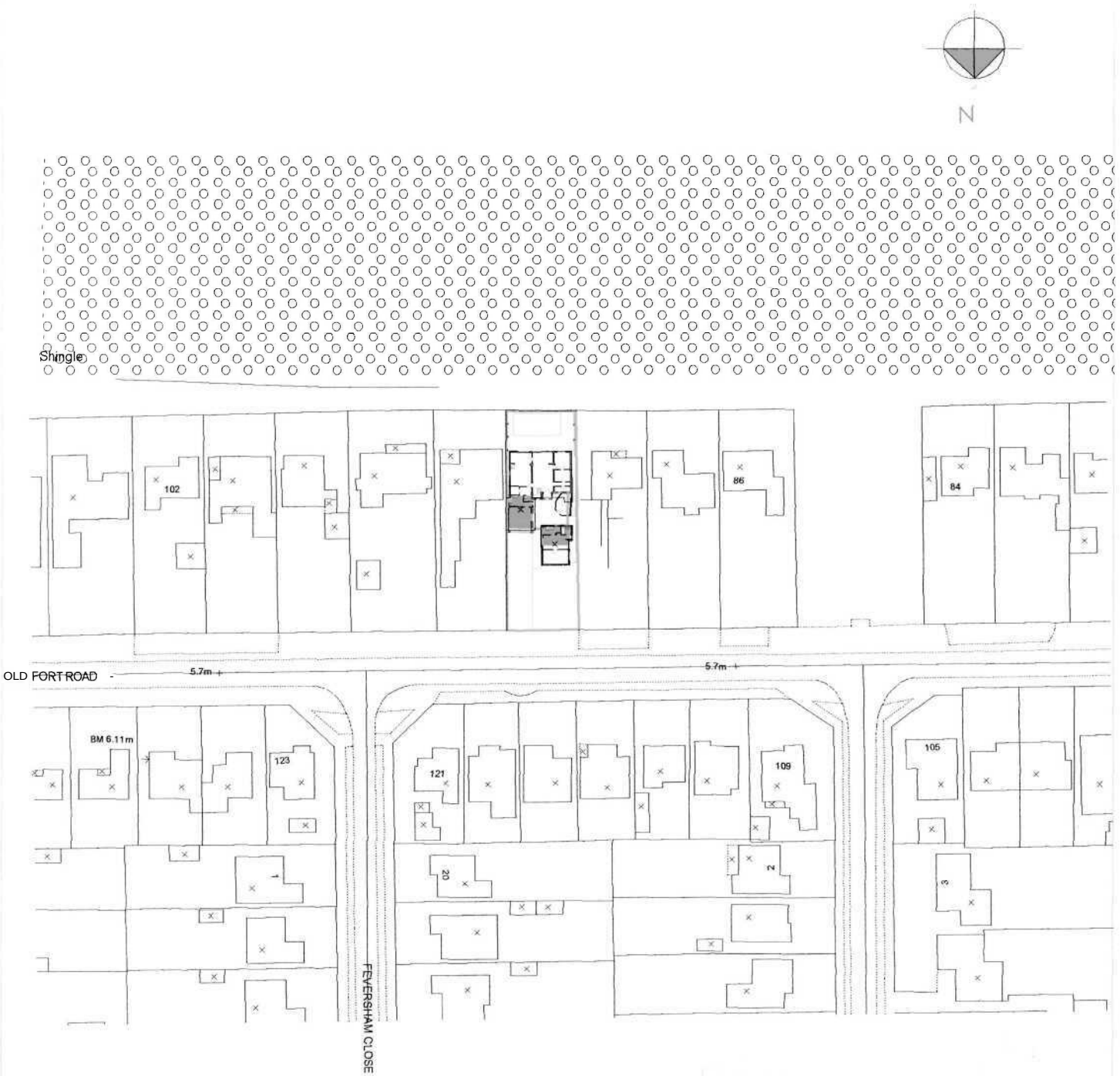


92 OLD FORT ROAD - REV SCHEME 12 DEC 07 showing existing views as photo and CAD view and also proposed CAD view showing the proposed extension and how it would be viewed in the streetscene



Proposed view, with side elevation simplified; windows removed and line of butterfly roof carried through to new link extension so as to relate the new building to the existing building shape





A/x/077367

18 DEC 2007

owen **powell** architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01 273 553222

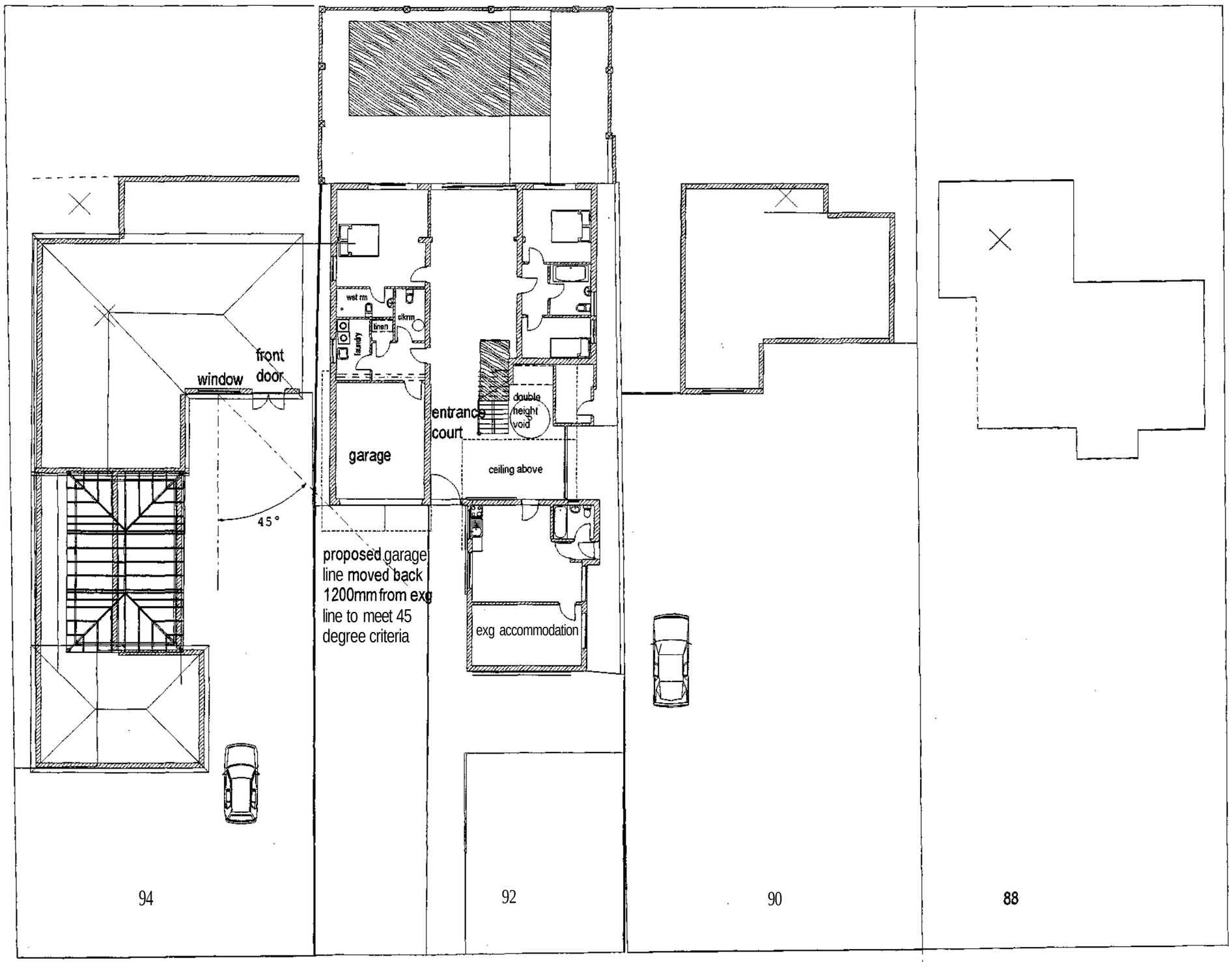
92 OLD FORT ROAD, SHOREHAM
EXTENSION AND REFURBISHMENT

LOCATION PLAN

1:1250

Sept 07

0730/1



92 OLD FORT ROAD, PROPOSED GROUND FLOOR 12 December 07 First floor revised scheme with simplification of shapes and detailing; windows omitted adjacent no 90 and roof profile altered to align with and enhance existing building

Ad077367

18 DEC 2007

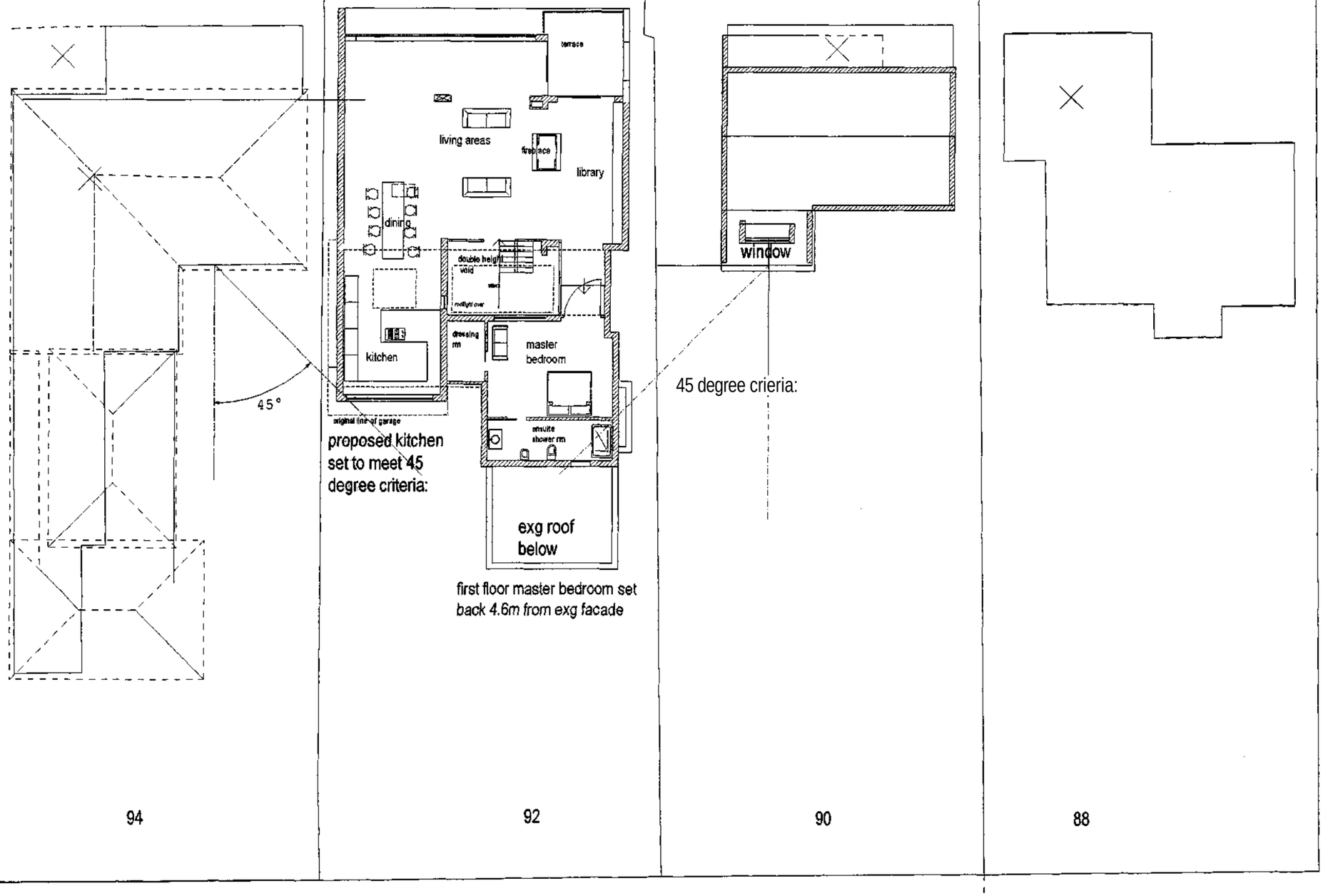
92 OLD FORT ROAD,
SHOREHAM
PROPOSED GROUND FLOOR
SHOWING 45 DEGREE
ANALYSIS TO NEIGHBOURS

owen powell architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07

1:200

0730/5/B



Application 77367

18 DEC 2007

92 OLD FORT ROAD,
SHOREHAM
PROPOSED FIRST FLOOR
SHOWING 45 DEGREE
ANALYSIS TO NEIGHBOURS

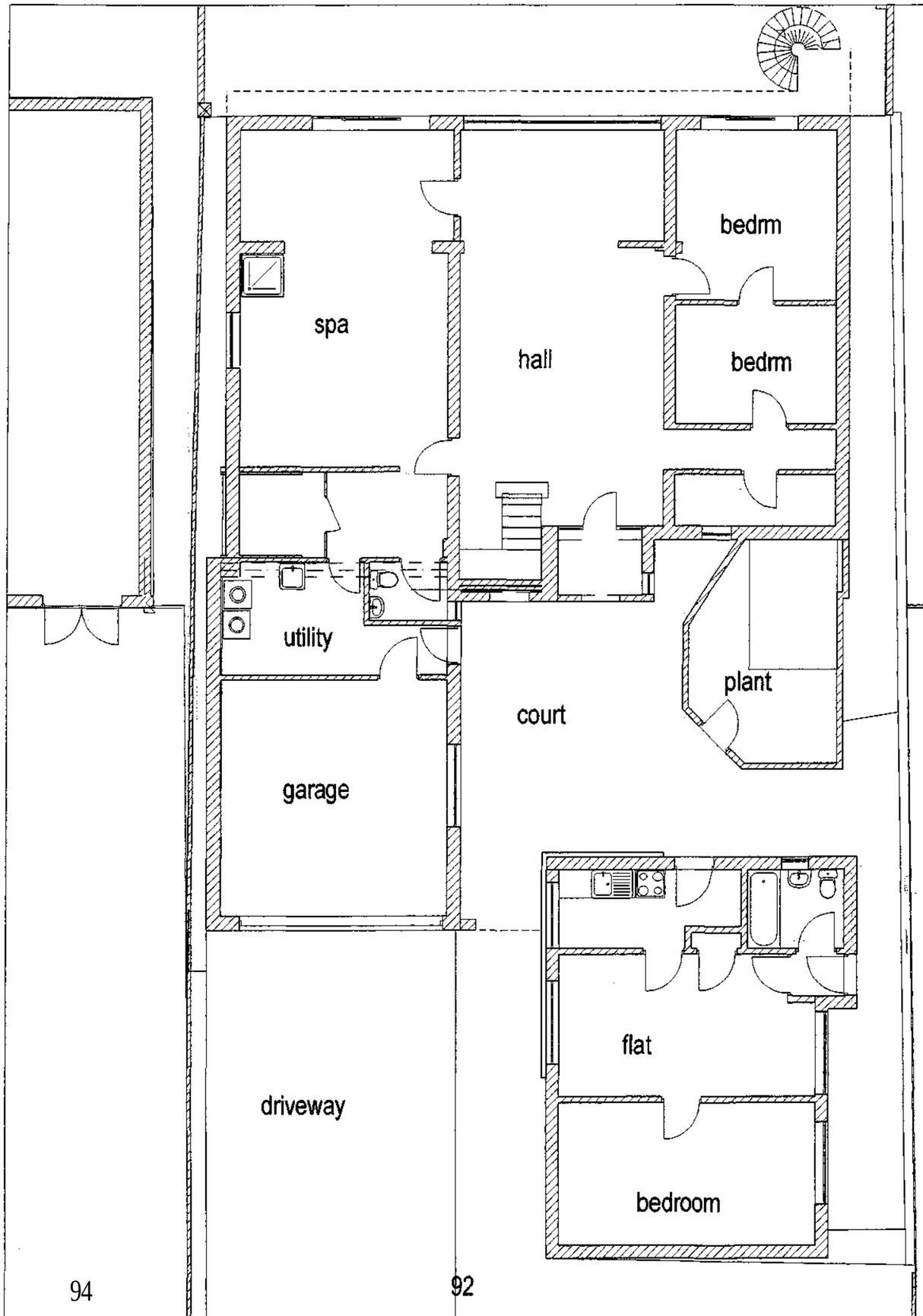
owen powell architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07

1:200

0730/6/C

92 OLD FORT ROAD, PROPOSED FIRST FLOOR 12 December 07 Revised scheme simplified with windows omitted adjacent no 90 and roof profile altered to align with and enhance existing building



94

92

90

Applic 77367

0 1 2 3 4 5m

© 2007 This drawing is the copyright of owen powell architects and must not be reproduced without written permission.

Notes: All dimensions to be checked on site before commencing work

All materials to be installed in accordance with manufacturers' instructions

18 DEC 2007

92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

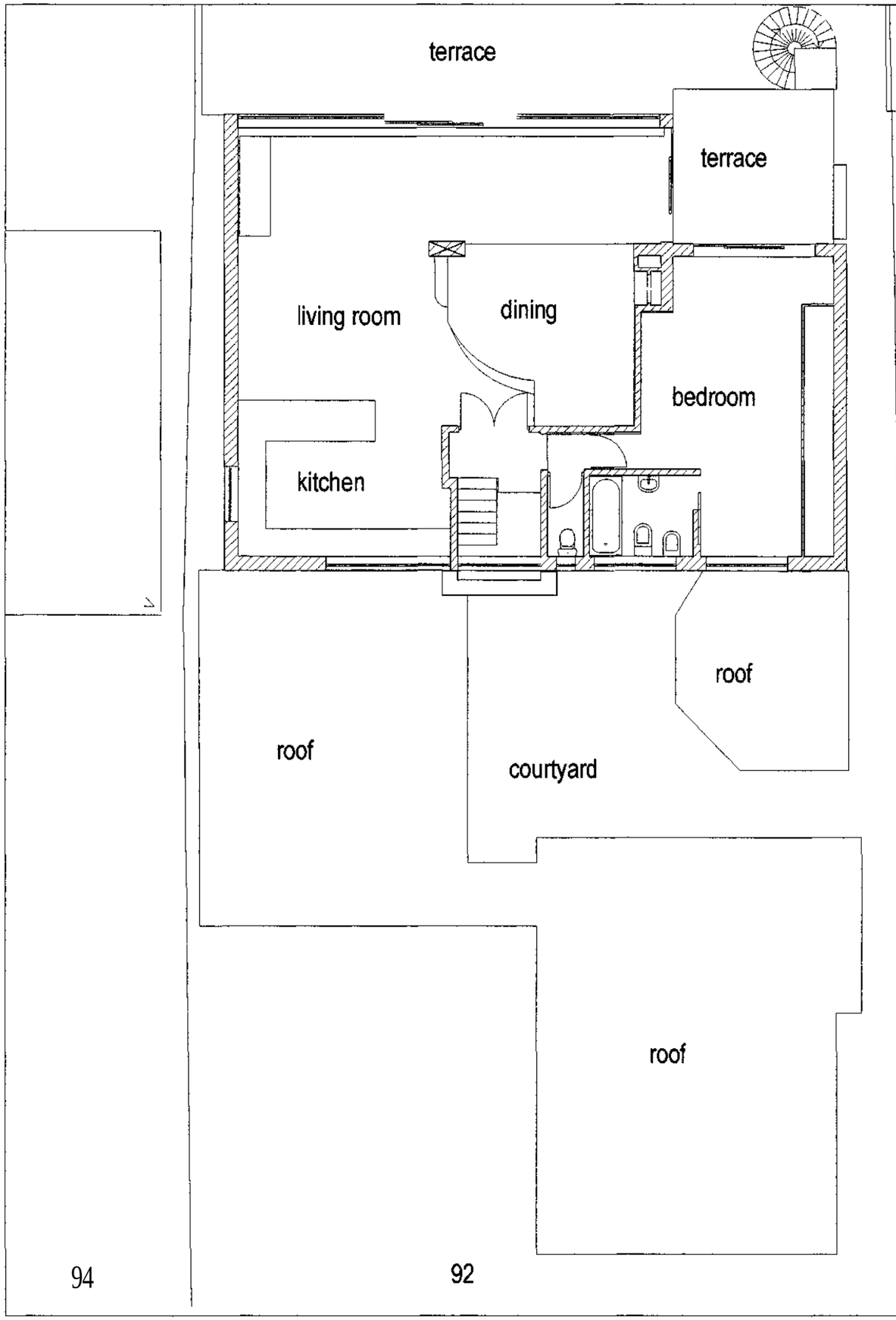
EXISTING GROUND FLOOR PLAN

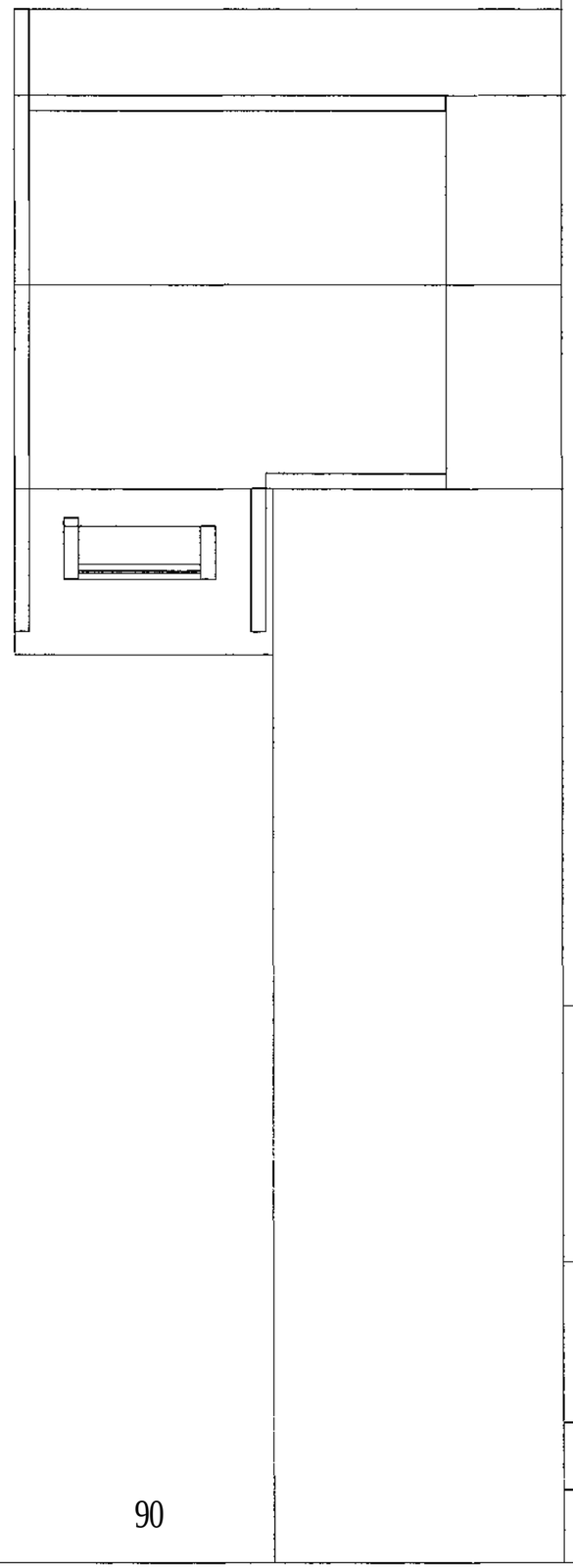
owen **powell** architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07

1:100 @ A3

0730/7





Approved
18 DEC 2007

0 1 2 3 4 5m

© 2007 This drawing is the copyright of owen powell architects and must not be reproduced without written permission.

Notes: All dimensions to be checked on site before commencing work

All materials to be installed in accordance with manufacturers' instructions

92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

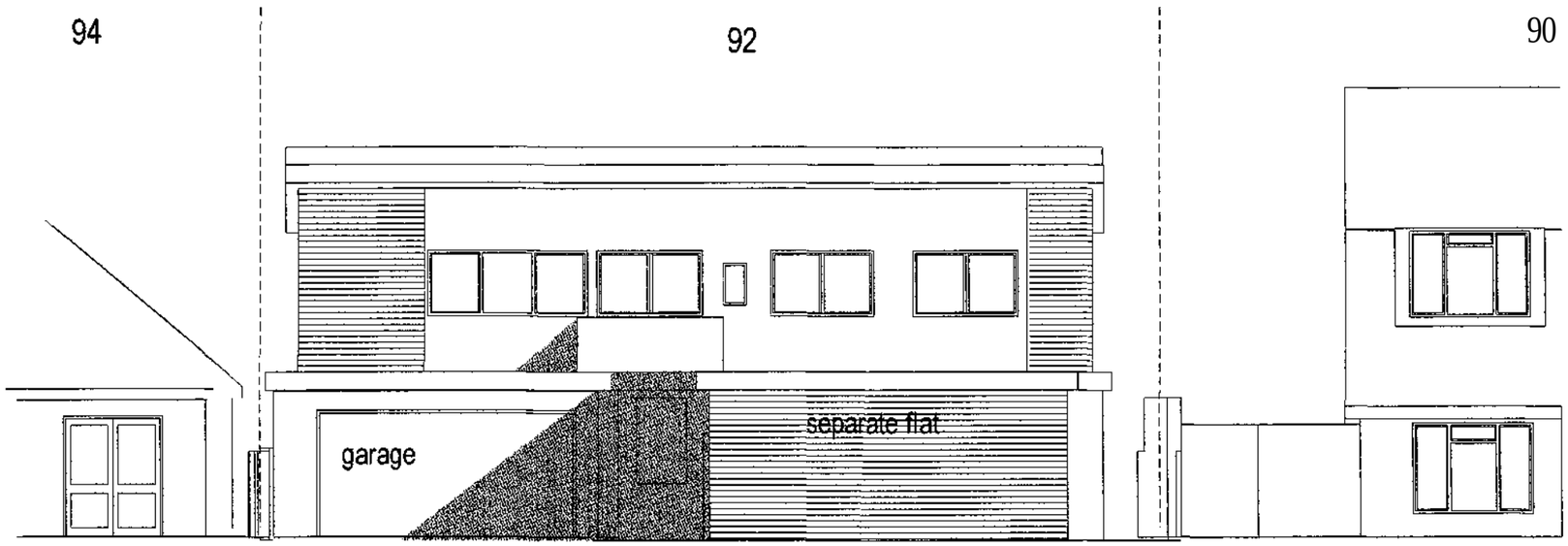
EXISTING FIRST FLOOR PLAN

powell architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07

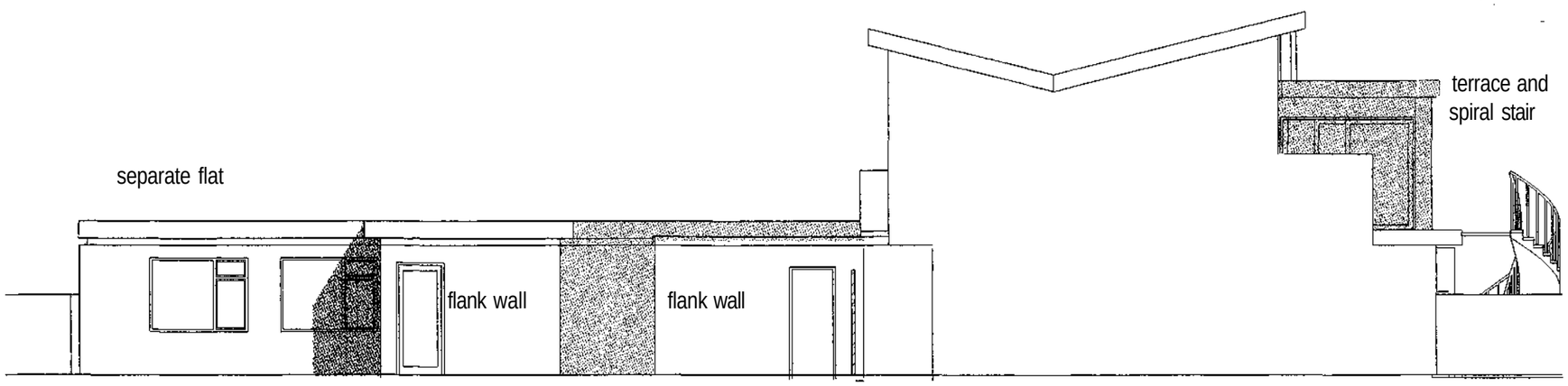
1:100 @ A3

0730/8



EXISTING NORTH (FRONT) ELEVATION

PLAN No. A0d677367
DATE 18 DEC 2007



EXISTING EAST (SIDE) ELEVATION

92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

EXISTING NORTH AND EAST
ELEVATIONS

0 1 2 3 4 5m

C 2007 This drawing is the copyright of owen powell architects and must not be reproduced without written permission.

Notes: All dimensions to be checked on site before commencing work

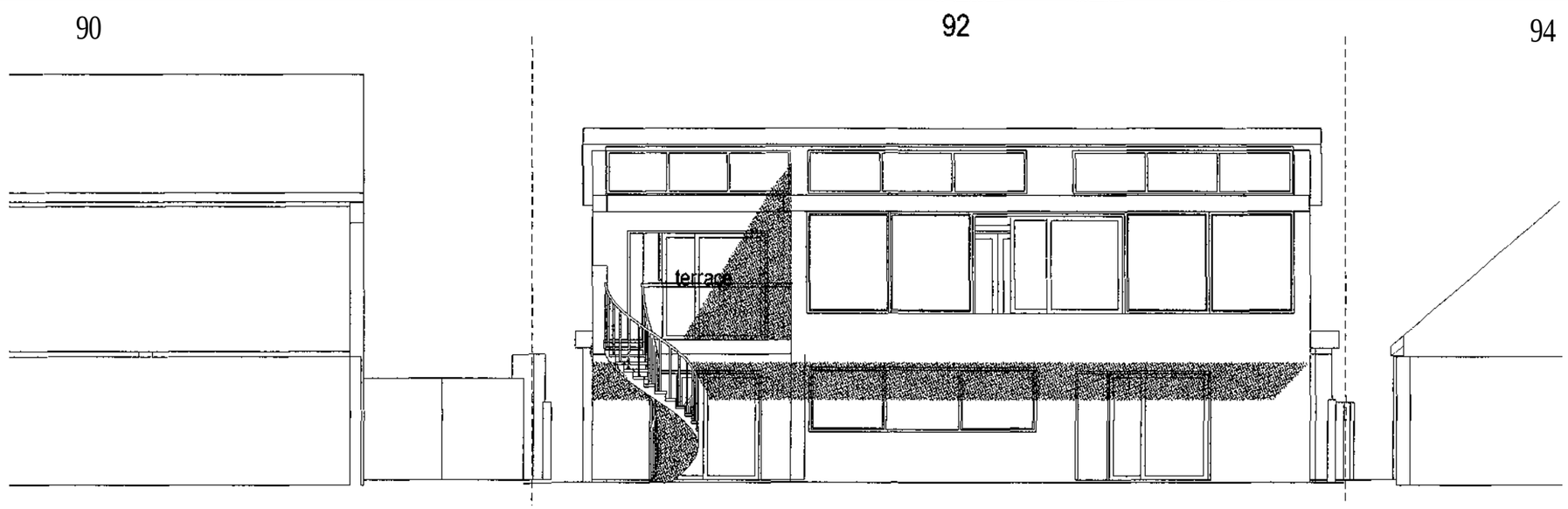
All materials to be installed in accordance with manufacturers' instructions

owen **powell** architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

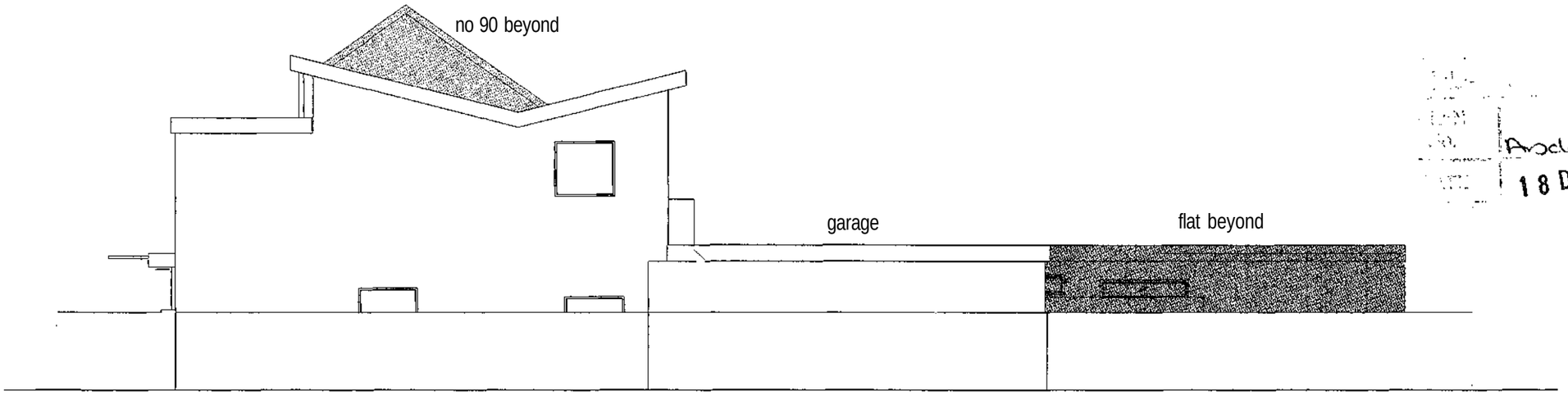
Sept 07

1:100 @ A3

0730/9/A



EXISTING SOUTH (SEA) ELEVATION



EXISTING WEST (SIDE) ELEVATION

Arde773167
18 DEC 2007

92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

EXISTING SOUTH AND WEST
ELEVATIONS

0 1 2 3 4 5m

C 2007 This drawing is the copyright of owen powell architects and must not be reproduced without written permission.

Notes: All dimensions to be checked on site before commencing work

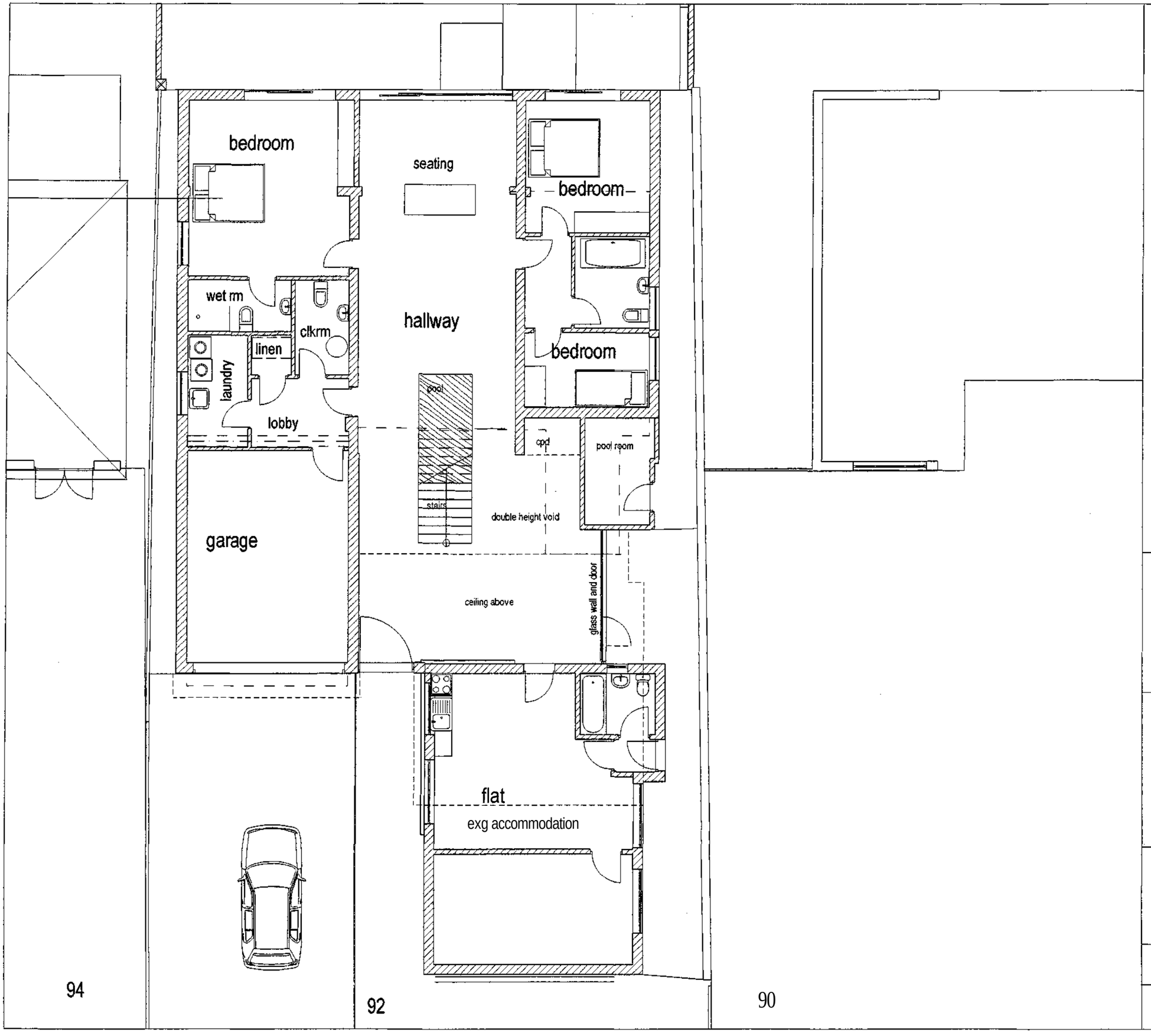
All materials to be installed in accordance with manufacturers' instructions

owen **powell** architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

Sept 07

1:100 @ A3

0730/10/A



REV C: Dec 07 : first floor footprint altered

REV B: Nov 07: flank wall revised to accord with 45 degree angle from neighbouring house window

0 1 2 3 4 5m

C 2007 This drawing is the copyright of owen powell architects and must not be reproduced without written permission.

Notes: All dimensions to be checked on site before commencing work

All materials to be installed in accordance with manufacturers' instructions

92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and Improvements

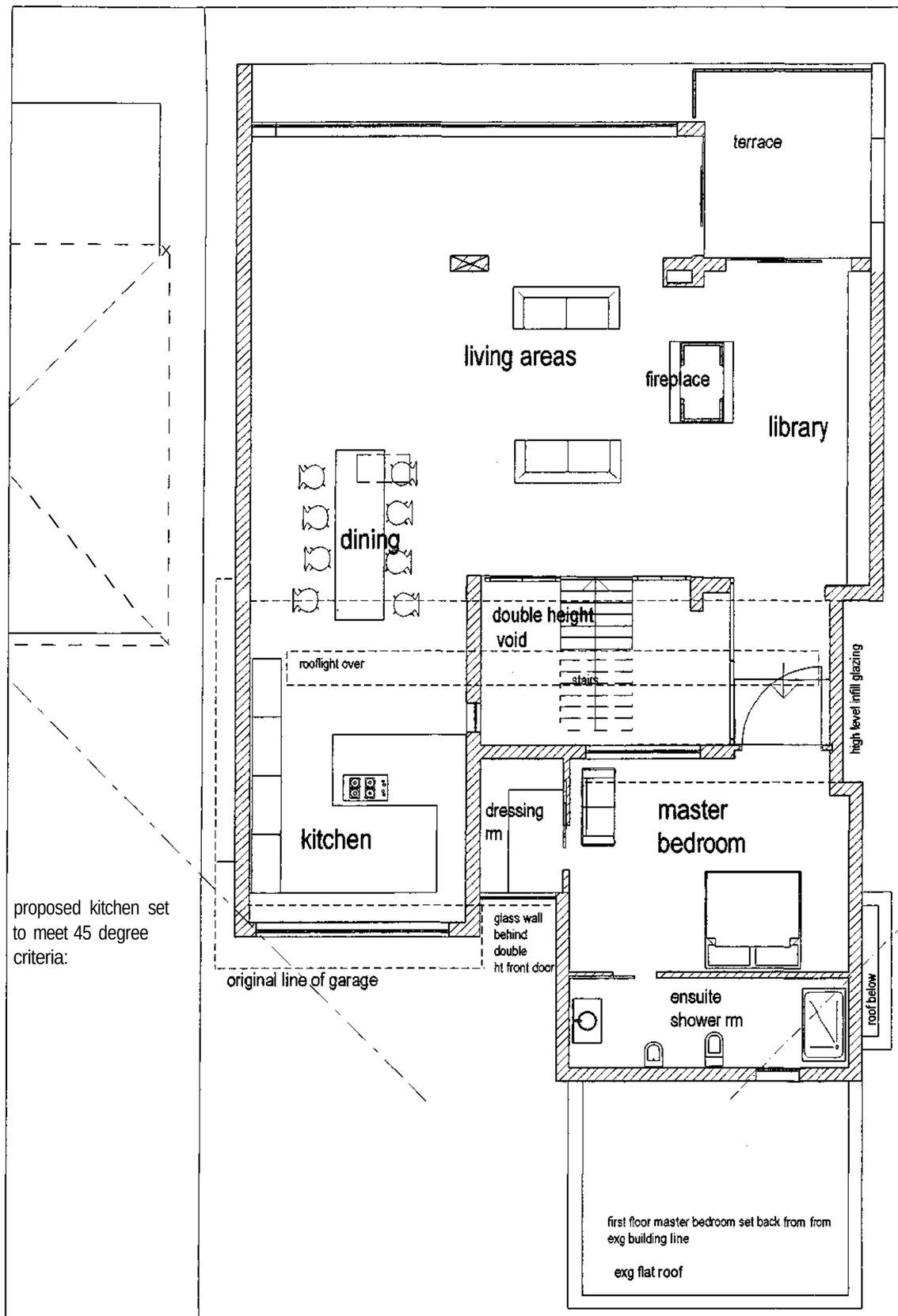
PROPOSED GROUND FLOOR PLAN

owen **powell** architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

first issue
Sept 07

1:100 @ A3

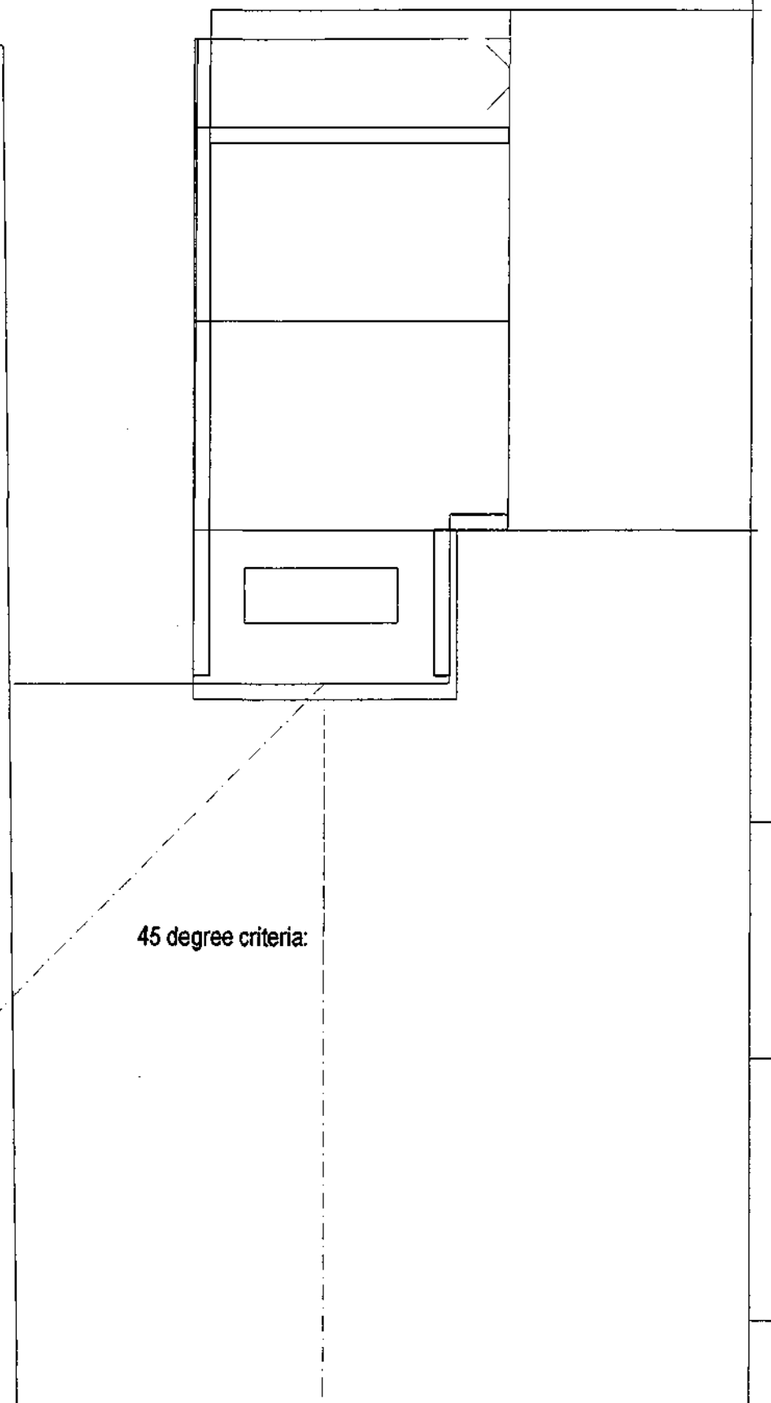
0730/11/C



proposed kitchen set to meet 45 degree criteria:

94

92



90

PLAN No. A0607367

DATE 18 DEC 2007

REV C: Dec 07: first floor plan simplified and windows omitted on flank elevation; front elevation to bedroom moved back from road elevation; roof profiles adjusted to match exg house

REV B: Nov 07: flank wall revised to accord with 45 degree angle from neighbouring house window

0 1 2 3 4 5m

c 2007 This drawing tt The copyright of owen powell architects and must not be reproduced without written permission.

Notes: All dimensions to be checked on site before commencing work

All materials to be installed in accordance with manufacturers' instructions

92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

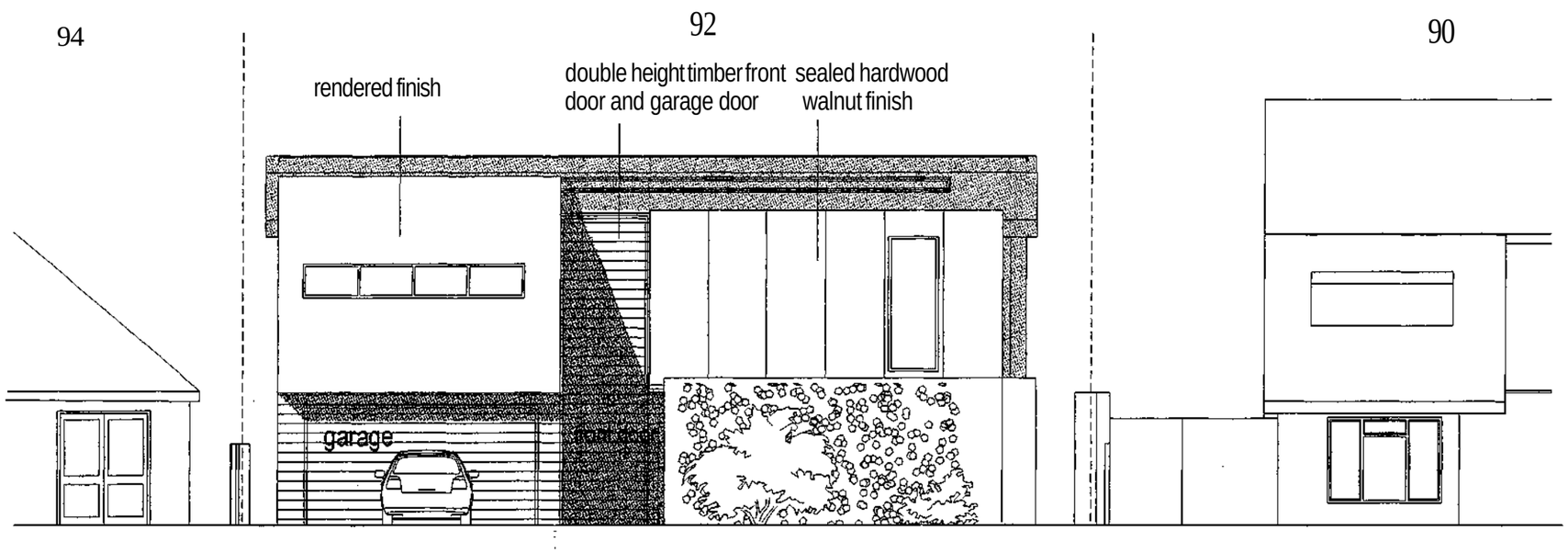
PROPOSED FIRST FLOOR PLAN

owen **powell** architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

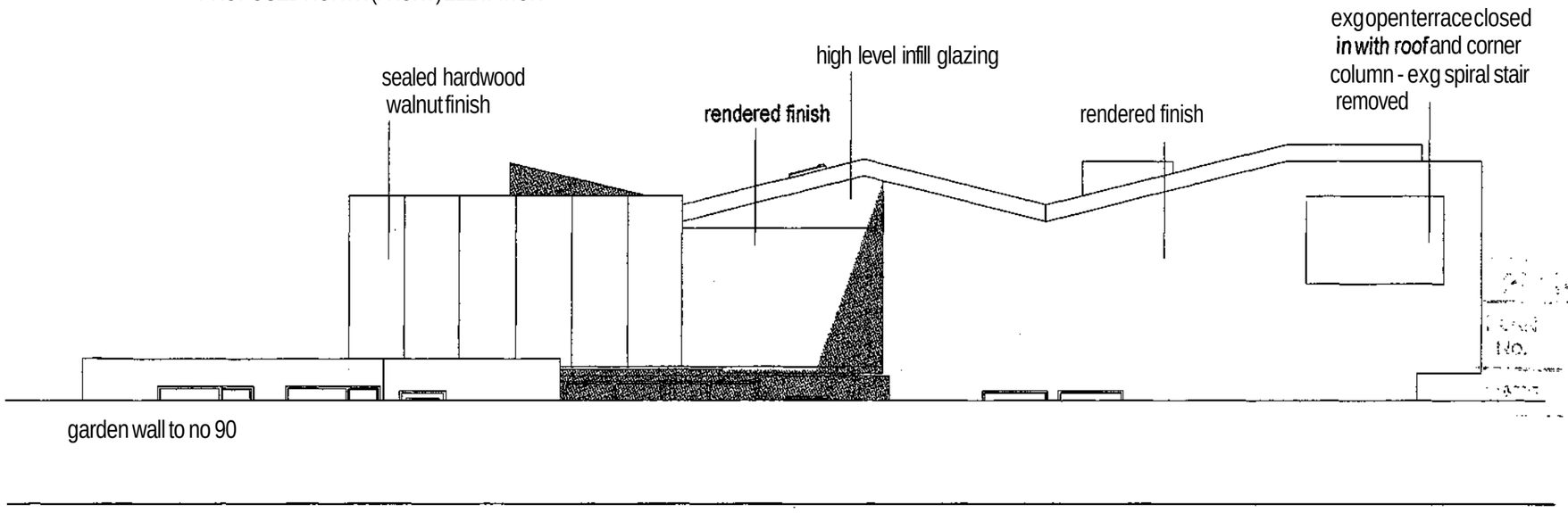
first issue
Sept 07

1:100 @ A3

0730/12/C



PROPOSED NORTH (FRONT) ELEVATION



PROPOSED EAST (SIDE) ELEVATION

18 DEC 2007

92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

PROPOSED NORTH AND EAST
ELEVATIONS

C 2007 This drawing is the copyright of owen powell architects and must not be reproduced without written permission.

Notes: All dimensions to be checked on site before commencing work

All materials to be installed in accordance with manufacturers' instructions

0 1 2 3 4 5m

REV B: Dec 07: first floor plan simplified and windows omitted on flank elevation; front elevation to bedroom moved back from road elevation; roof profiles adjusted to match exg house

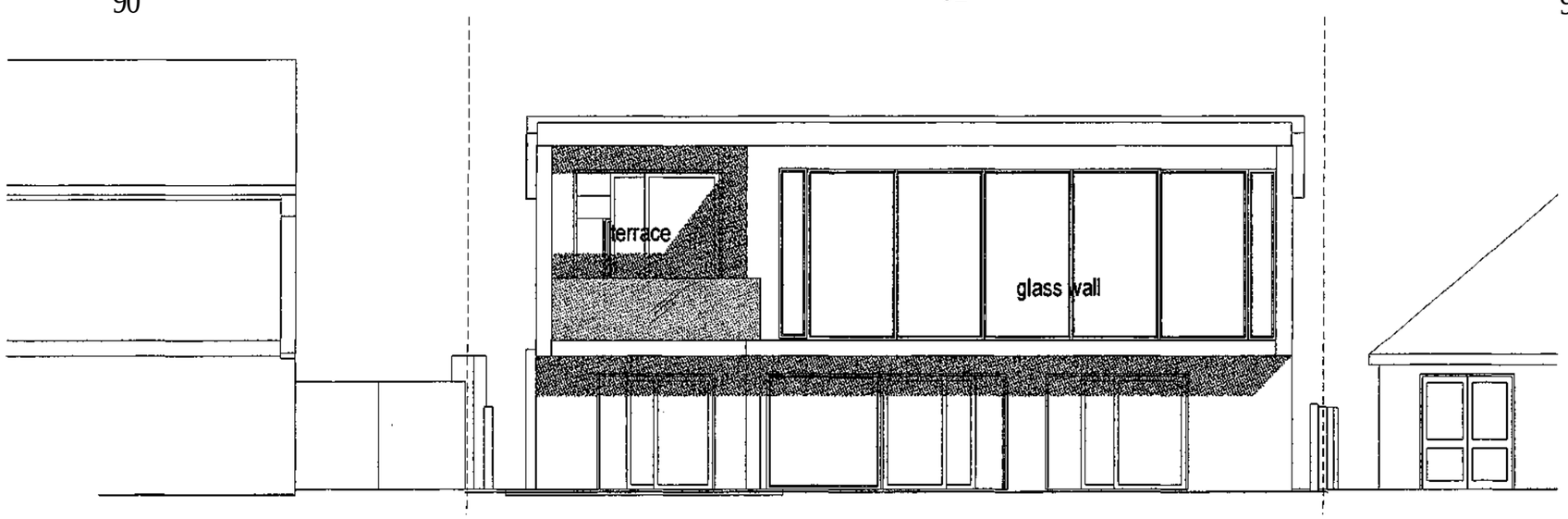
REV A; Nov 07: front extension reduced in size in width and depth

owen **powell** architects
17 Reigate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273553222

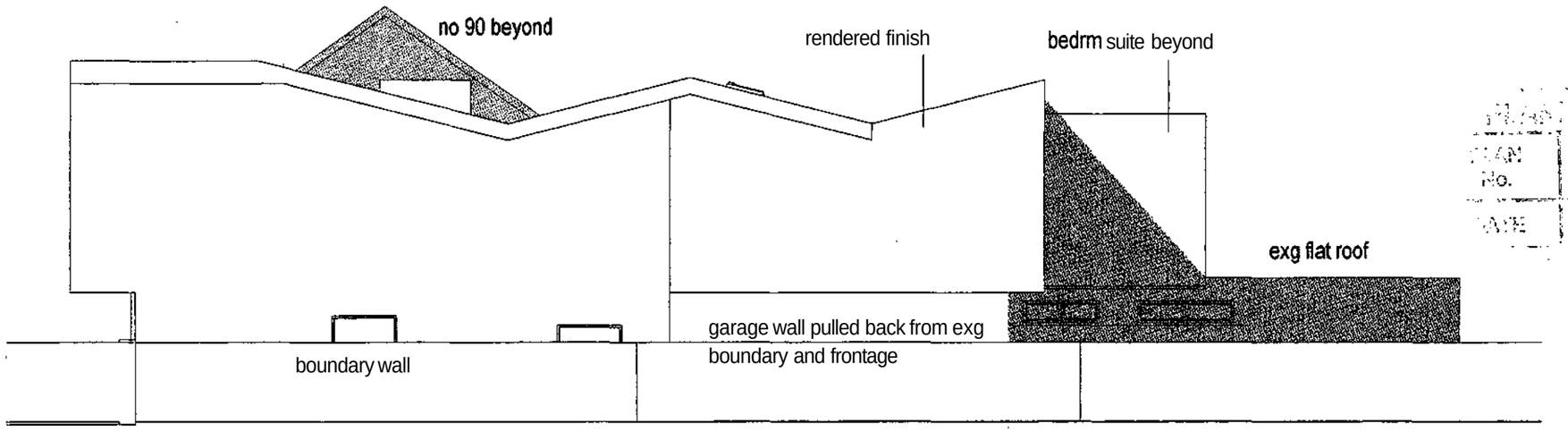
first issue
Sept 07

1:100@ A3

0730/13/B



PROPOSED SOUTH (SEA) ELEVATION



PROPOSED WEST (SIDE) ELEVATION

PLAN No. Ande773/07
DATE 18 DEC 2007

92 OLD FORT ROAD,
SHOREHAM BEACH
Extension and
Improvements

PROPOSED SOUTH AND WEST
ELEVATIONS

C 2007 This drawing is the copyright of owen powell architects and must not be reproduced without written permission.

Notes: All dimensions to be checked on site before commencing work

All materials to be installed in accordance with manufacturers' instructions

0 1 2 3 4 5m

REV B: Dec 07: first floor plan simplified and windows omitted on flank elevation; front elevation to bedroom moved back from road elevation; roof profiles adjusted to match exg house

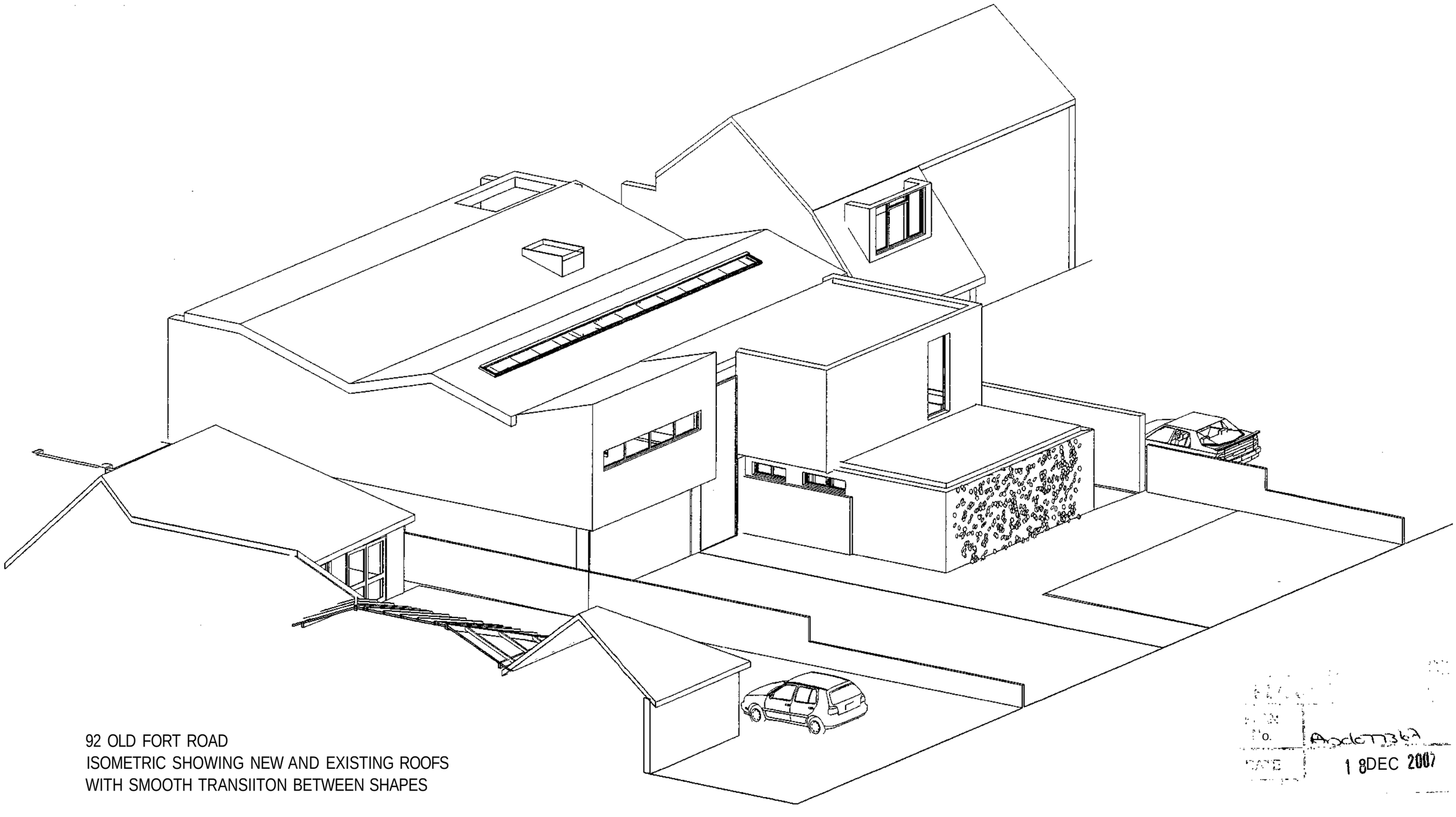
REV A: Nov 07: front extension reduced in size in width and depth

owen **powell** architects
17 Relgate Road Brighton BN1 5AJ
Tel 01273 550185 Fax 01273 553222

first issue
Sept 07

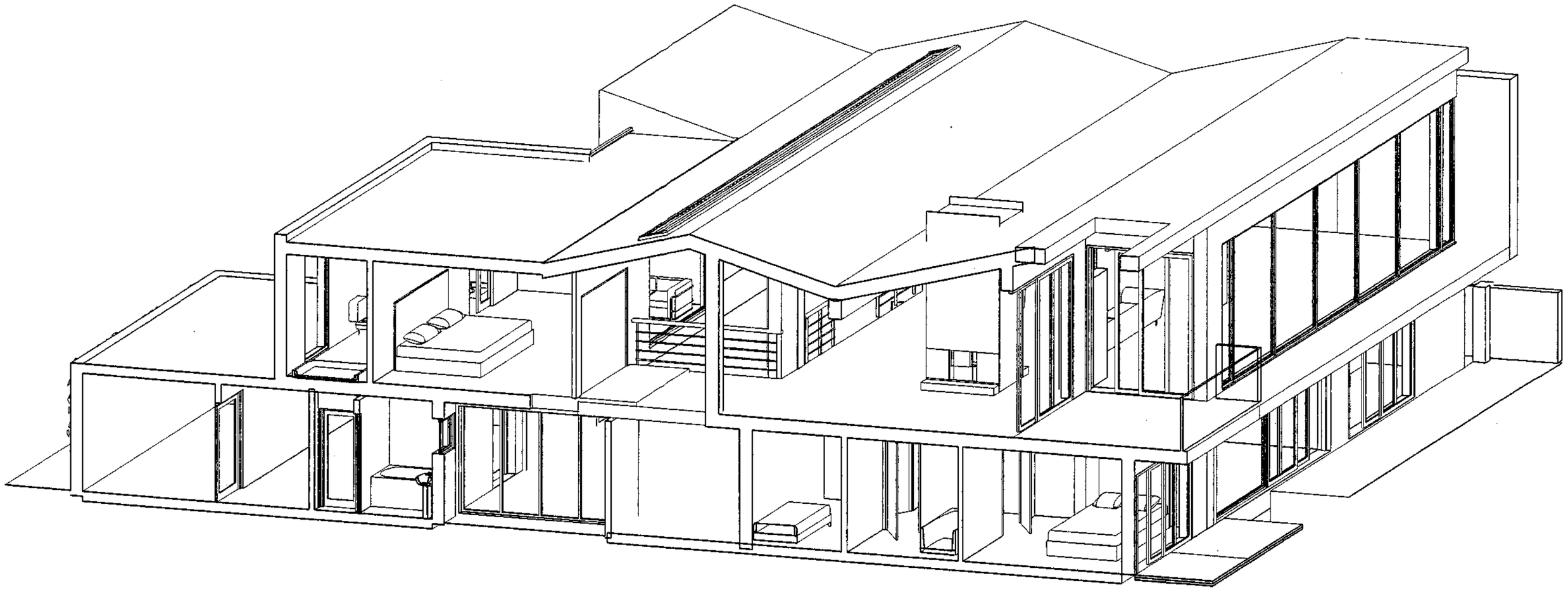
1:100 @ A3

0730/14/B



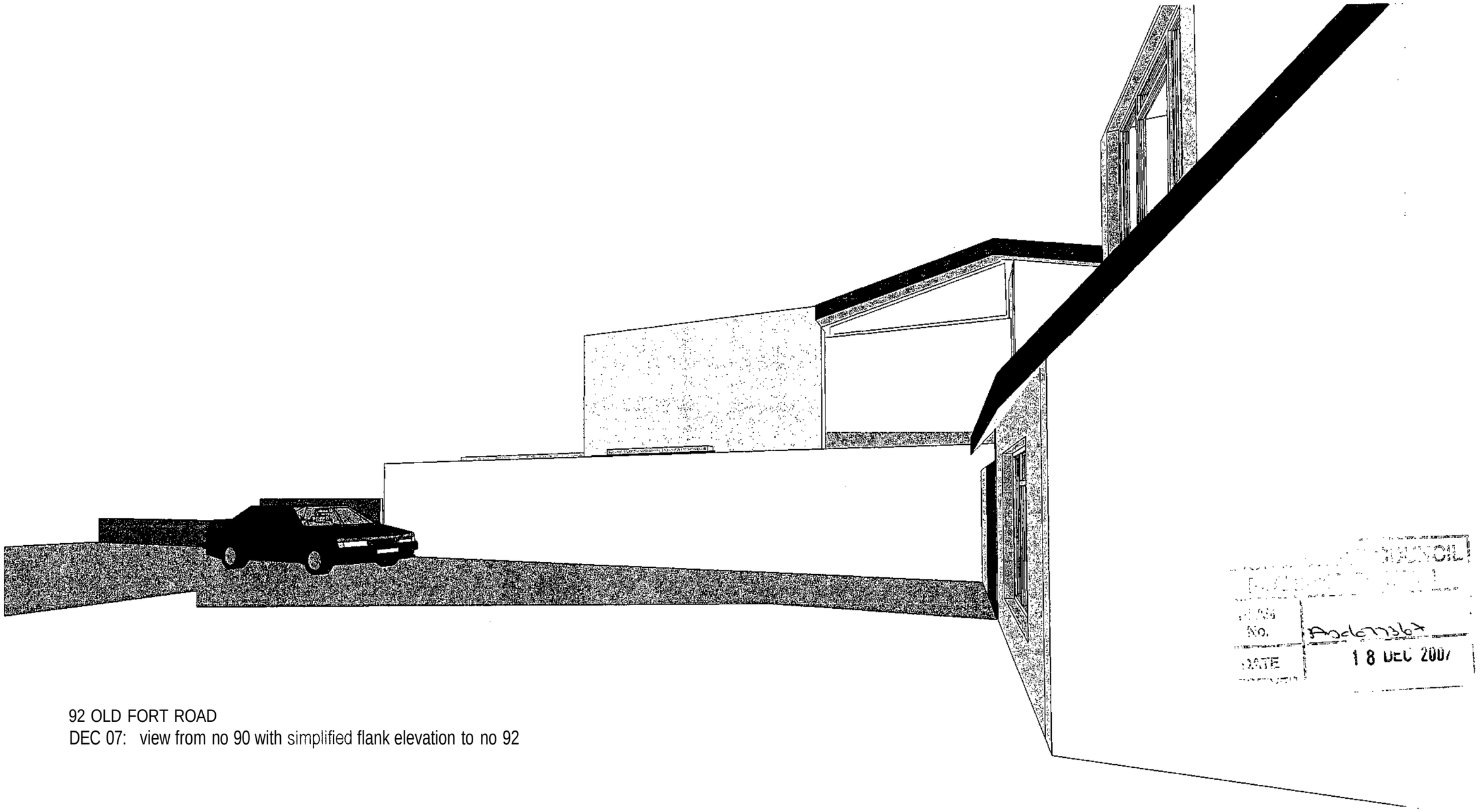
92 OLD FORT ROAD
ISOMETRIC SHOWING NEW AND EXISTING ROOFS
WITH SMOOTH TRANSIITON BETWEEN SHAPES

PLAN
NO. A06077362
DATE 18 DEC 2007



92 OLD FORT ROAD
CUTAWAY ISOMETRIC SHOWING NEW AND EXISTING ROOFS WITH SMOOTH TRANSITION BETWEEN SHAPES

PLAN No. Anxlo773107
DATE 18 DEC 2007



No. Ad677367
DATE 18 DEC 2007

92 OLD FORT ROAD
DEC 07: view from no 90 with simplified flank elevation to no 92