Development Management - Delegated Officer Report

Application Number: AWDM/0402/21 Recommendation – APPROVE

Site: 81 Old Fort Road, Shoreham-By-Sea

Proposal: External re-modelling of the front (south facing) elevation; remove front door/porch and construct new porch to West elevation; new balustrade to refurbished balcony; new zinc roof over lean-to porch (plus replacement windows and doors, painting of external walls and internal alterations)

Date of site visit: 12th April 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached uniquely styled two storey property with white render blue roof tiles and a front first floor balcony. It is set back from the highway behind a wall and railings on the north side of Old Fort Road. It sits within a row of properties of differing style and use of materials. There is a two storey section of building set back to the east side with a single storey lean to section in front, there is a lych gate style covered porch to the west side.

Consent is sought to carryout various changes to the building to remodel its appearance and change the internal layout. The lych gate is to be removed and new gates proposed to the west side of the house, a flat roof canopy is proposed above the side door on the west elevation.

The front entrance is to be relocated to the side by providing an external porch extending the single storey roof forward on the east side of the house. This roof is to be replaced with grey zinc. Timber posts will hold the lean to roof at the front. The ground floor windows at the front which are currently curved will be replaced with standard windows with all windows uPVC with a grey film covering. New balustrades are proposed to the front balcony. There are some minor changes to the windows on the rear elevation and the east side. The applicant's agent has advised that the render will be painted however indicated that this maybe in aqua or white but this is not decided as yet.

Representations

None received

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 building as existing has a unique style and use of materials, it differs from properties either side and on the south side of the road. The general character of Old Fort Road is that of variation in design and use of materials. The changes proposed will therefore not impact detrimentally upon the character and appearance of the street scene or the existing building. The use of contemporary zinc with grey windows and removal of the lych gate, decorative balustrade and curved windows will give rise to a new appearance which is to the desire of the applicant and would not have any adverse impact in this case. The render colour is yet to be decided and a condition will be attached for details to be submitted at a later date however any colour proposed is not likely to be of concern here within the current context.

The main addition of the new zinc roof and overhanging front porch will not come forward of the existing front elevation, it is a modest addition along with the proposed side gates and side canopy which will cause no harm. Similarly the minor changes to the window design and size will be of no consequence.

Residential amenity

The changes to the building will be visible from properties either side and opposite. The front balcony is existing and the changes to its appearance will not result in any change to its use, no increased overlooking will therefore occur.

The gates and canopy to the west will be adjacent to the side of the neighbouring property where there is an entrance door and side windows. It is not considered that these features will impact in terms of loss of light or overbearing impact. The removal of the lych gate will be an improvement to the adjacent dwelling.

The property to the east is close to the boundary of the site and the existing single storey part of the building is directly with the addition of the open porch and main entrance will be adjacent to the neighbouring property yet it will not project further forward. Therefore no loss of light or overbearing impact will occur as a result. There is an existing side window at ground floor, roof lights and first floor window. All will remain as existing in terms of the rooms they serve with the first floor bedroom window reduced in scale.

There are some minor changes to windows to the rear elevation however the rooms served will not change and therefore there will be no change to the existing outlook in terms of privacy and overlooking to adjacent dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans render colour to be submitted and approved.

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

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.

Case Officer: Hannah Barker Date: 13th April 2021

Authorised by: Peter Barnett Date: 19 April 2021