Application Number: AWDM/1280/20 Recommendation APPROVE

Site: 38 Old Fort Road, Shoreham-by-Sea, BN43 5RJ

Proposal: Conversion and extension of existing garage block, together with a new attached garage to the front; re-ordering of ground and first floor; first floor extensions to front; first floor lower terrace to rear; together with alterations of external features such as materials and windows in order to implement the changes. New front boundary wall and gate.

Date of site visit: Assessment has been assisted using the Applicants plan and photos; the Councils Earthlight mapping; and Google 3D mapping of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a late 1950's early 1960's detached two storey dwelling situated on the south side of Old Fort Road, within the Shoreham Beach Estate. The rear of the site abuts the shingle beach; and the front faces onto Old Fort Road. The property has a long, single storey flat roof garage running forward of the house, and its roof continues over a pedestrian walkway leading to the house. A footpath leading from the road to the beach runs along the west side of the property.

The beach estate contains dwellings of various sizes and styles, with recent development seeing many of the properties updated to be more contemporary

Proposal

The application seeks permission to provide ground and first floor extensions and a reordering of the internal layout of the property. The extensions include the widening and lengthening of the existing garage; providing a two storey link between the existing garage building and the existing house; a new external staircase to south elevation against the west boundary; Changes to the fenestration on all of the elevations to larger windows and glazed doors/picture windows. There will also be a solar panel array on the roof of the front extension. A new front boundary wall and sliding gate is to be provided, 1.4m high.

Relevant Planning History: None

Representations:

Cllr. Dave Collins: I confirm that after looking at this development in detail that both my wife and I have no objections in principle as the overall design is in keeping.

Consultations:

Environment Agency

Ok to refer to standing advice as this has subsequently become a householder application due to the removal of the self-contained annex.

Councils Engineers:

Flood risk:-
The application is within flood zone 3. We object to the proposal to provide sleeping accommodation of the ground floor. In order to overcome our objection, it must be demonstrated that no sleeping accommodation is proposed below predicted flood elevations.

Surface water - the proposals will increase in permeable area. Due to the location and scale of development we have no conditions to request. Surface water drainage must be designed and constructed in accordance with building regulations. It is anticipated that infiltration should work in this location.

Environmental Health Public Sector Housing

No objections.

Southern Water:

No objections to the proposal. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.

Relevant Planning Policies

Adur Local Plan policies: 1, 15, 36
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to provide extensions to the detached dwelling in order to update the existing property.

The key concerns would be the effect onto the existing neighbouring residential amenities.

Visual Amenity

The application as originally submitted included a ground floor annex and bedrooms, the Environmental Agency objected to that application. That part of the application has now been amended and the bedrooms are once again on the first floor.

The application is in effect a householder extension to an existing dwelling and on seeking confirmation from the EA that their required condition preventing any sleeping accommodation from being provided on the ground floor they requested on their consultation response, has now become redundant, they have responded that they agree.

Externally, the design of the dwelling is modern in nature, with the front of the house (north) facing the road; and the rear (south) facing directly onto the beach. At the front (north) there is a long, side/ front extension which currently is a garage. The application seeks to lengthen and widen this garage and to convert it into accommodation comprising a sitting room; shower room; gym; together with a north extension for a new garage.

The overall measurements of the existing front structure is some 14m long x 3.7m wide (plus a covered walkway to the side being approx. 1.2m wide making a total of 4.9m wide). The partly covered gap between the garage and the front elevation of the house is approx. 3.4m.

The overall measurements of the proposed front structure will be some 16.3m long x 6.4m wide. The east wall will become indented closer to the house, and the measurements will be some 11.3m long indented by approx. 1.5m and then the length of the indented section will be approx. 5m. The garage will be within 7m of the front boundary, which is closer than most front extensions along this road (most are around 9m back at their closest point). However, it will align with the garage at the front of No.44, which was completed recently and, as a result it is difficult to resist.

The section filling in the existing gap between the front wall of the house and the front garage structure will be two storeys.

The dwelling will have a more innovative use of materials applied to it, such as the use of cladding in a state-of-the-art manner such as white render; vertical timber cladding; zinc cladding; glass balustrade; grey triple glazed composite frame windows/doors/rooflights; timber entrance door; brise solei; and permeable resin bound gravel. There will also be the use of larger fenestration openings for example picture windows and glazed door sized windows.

A further first floor extension will be provided at the front on the east side; an external staircase to the rear (south) elevation leading down from the first floor.

The resultant changes to the dwelling will be one of a much more contemporary design, and one that will be in accordance with the other changes that have been occurring on the Shoreham Beach Estate, particularly the beach fronted dwellings such as this.

Residential Amenity

The height of the dwelling is not going to alter, but there are first floor additions and changes/additions to the fenestration which could result in loss of residential amenity to the immediate neighbours to the sides, i.e. no.'s 36 to the west, and 40 Old Fort Road to the east.

No. 36 is separated from the application site by a pedestrian path, and its side elevation is directly onto the boundary with the path, and does appear to have a high level window into the side boundary. It is positioned set back (southwards) than the application site.

No. 40 is set more north into its site than the application site, and appears to have some small ground floor windows facing towards its side boundary.

Both no.'s 36 and 40 are hipped roofed bungalows, and as yet have not upgraded their dwellings in the same manner as many of the beach properties, although No.40 has permission for a contemporary remodelling (AWDM/0905/18).

The new windows in the west elevation facing no. 36 will serve a shower room on the first floor and a w.c. on the ground floor.

The only windows facing no. 40 will be on the ground floor, with one window in the east elevation which will serve a living room and one which will be a glazed door being an access into the dwelling. Other windows facing no. 40 will be ground floor, on the garage extension.

There will be a terrace on the first floor with a glazed balustrade/screen, however, this will be replacing an existing terrace which has an open balustrade. The terrace will lead across the rear of the house to an external stairway to the beach. This terrace and stairway will also have glazed balustrade/screen.

It is considered that sufficient measures have been put in place so as to minimize any material loss of residential amenities to the neighbouring properties.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials as stated on the plans/application forms

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 10.11.2020

Authorised by: Peter Barnett Date: 10 November 2020