Development Management – Delegated Officer Report

Application Number: AWDM/1471/23 Recommendation: APPROVE

Site: 19 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed two storey side and rear extension. (part retrospective) (amendment to AWDM/1991/22)

Date of Site Visit: 7th February 2023 when considering AWDM/1991/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is on the north side of Old Fort Road, Shoreham Beach. A two storey art deco style house with flat roof, it sits within a street of other two storey dwellings in a variety of designs with some other flat roof buildings, new contemporary development and original bungalows.

Consent was sought under AWDM/1991/22 for a two storey side and rear extension. The extension was set back and wrapped around to the rear across part of the rear elevation. The approved plans provided a staircase hall, utility and W.C at ground floor and a bathroom at first floor.

The current proposal seeks approval for an amendment to the design of the extension. The original plans showed the side extension set back with a curved wall; this is now shown to be straight. Works have commenced so the proposal here is partly retrospective. The scale, height and finish of the extension along with window design and positioning all remains the same as previously approved.

Consultations

Adur and Worthing Council: - Environmental Health, Private Sector Housing - No objections.

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area. The proposed design change is considered acceptable in this case, the general scale and appearance of the extension will remain the same. The assessment therefore remains as set out below along with attached conditions.

Visual amenity

The proposed extension will be visible from the street scene. The two storey side extension is set back and will complement the existing building style in design and finish. The simplistic subservient extension with front entrance at ground floor will be a positive addition to the building. The rear wrap around is limited in scale providing a rear extension across part of the rear of the building. An overall acceptable, modest addition.

Residential amenity

The extension will be visible from the properties either side, opposite and to the rear. The original proposal increased the height of the building. The current proposals result in additions which are lower than the existing building height. Spacing remains to the boundary and the building directly adjacent does not have any side windows which will be affected in terms of loss of light or overbearing impact. The extension will increase the bulk of the building when viewed from bungalows to the rear in The Meadway however as amended this would not result in a loss of light or overbearing impact which would warrant a refusal in this case. The first floor window to the rear will serve a bathroom therefore no additional overlooking to the north will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

4. No additional windows on the west or north elevation of the extension. Rear first floor bathroom window shall be fitted with obscured glazing and be top opening only.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 21st November 2023

Authorised by: Peter Barnett Date: 21 November 2023