Development Management - Delegated Officer Report

Application Number: AWDM/1344/21 Recommendation – Approve

Site: 125 Old Fort Road, Shoreham-By-Sea

Proposal: Proposed rear single storey extension and part two storey and single storey front extension with inset terrace at second floor south elevation. Hip to gable roof extension to west and east elevations and roof lights to south and north. Timber cladding to walls and new zinc roof (amended resubmission of AWDM/0882/21)

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a detached dwelling located on the north side of Old Fort Road. It is a two storey dwelling with a fully hipped pitched roof with a recessed catslide roof with dormer at the side. The neighbouring property to the east is very similar in form (but handed) and the property to the west is also two storey under a pitched roof, gabled to the east and west sides. No.125 has been extended on both sides with single storey extensions.

It is proposed to remodel the existing roof with a new pitched roof with a flat top and gable ends. The roof space includes an inset front balcony, clad in light coloured zinc. A ground floor rear extension is proposed plus a part 2 storey/part single story extension at the front to the recessed element.

The house is to be timber clad with a zinc roof.

Relevant Planning History

AWDM/0882/21 - Removal of pitched roof and construction of 2nd floor extension clad with light coloured zinc with front balcony and terrace on east side. Single storey front and rear extensions. Clad existing external walls with timber. New windows and doors - Withdrawn

Consultations

West Sussex County Council: The **Highways** Officer has no objection. The proposed extensions include the relocation of a fourth bedroom to the second floor, larger living space and a gym. No alterations are proposed to existing access or parking arrangements. The LHA does not anticipate that this proposal would give rise to a material intensification of movements to or from the site. An inspection of collision data provided to WSCC by Sussex Police from a period of the last five years reveals no recorded injury accidents within the vicinity of the site. Therefore, there is no evidence to suggest the existing access is operating unsafely or that the proposal would exacerbate an

existing safety concern. In conclusion, the LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal

Adur and Worthing Councils: No objections on **PSH** grounds

Public Health: Recommended conditions: Construction Noise Hours - Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works. Dust - Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (July 2021)

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.

Visual amenity

The proposal will result in a contemporary remodelling of the existing house but without affecting its scale to an unacceptable extent. The ridge height remains comparable with its neighbours and the extensions maintain a reasonable gap to the side boundaries. The flat top to the roof will be visible in limited views of the sides of the house but overall the appearance is not considered to be harmful to the character of the street, where there is already a mix of styles and materials.

The proposal maintains a two storey form which is considered to be important as, being on the north side of Old Fort Road, the character largely consists of

two storey pitched roof dwellings compared with the larger, and more varied, dwellings on the south side.

The inset front balcony is an acceptable feature and a similar design can be found further east at 113. While sitting within a line of more traditional house types, this contemporary remodelling is considered to be acceptable.

Residential amenity

The alterations and extensions do not cause harm to neighbouring occupiers. The single storey rear extension comes off the side of an existing rear extension and does not come close to side boundaries.

The extensions on the east side maintain a reasonable gap to the boundary and will not harm light or outlook for the side windows of No.127. The inset front balcony will not overlook private amenity areas.

The roof alterations add bulk to the sides of the building but maintains space between dwellings to prevent any harmful loss of amenity. The bungalow in Feversham Close to the rear has its side elevation and rear garden running along the rear boundary of the site. It will not be adversely affected by this proposal, which maintains a pitched roof from at the rear. Two rooflights are shown on the rear roofslope but these are a high level rooflight serving a dressing room and a rooflight over stairs preventing intrusive views into neighbouring gardens.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times. Monday - Friday 08:00 - 18:00 Hours Saturday 09:00 - 13:00 Hours Sundays and Bank Holidays no work permitted Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works
5. Construction work shall not commence until a scheme for the protection of the existing neighbouring premises from dust has been submitted to and approved by the local planning authority. The scheme as approved shall be operated at all times during the demolition and construction phases of the development.
6. Obscure glaze and fix shut side windows

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:	Peter Barnett	Date: 6 August 2021
Authorised by:	Gary Peck	Date: 6 August 2021