Development Management - Delegated Officer Report

Application Number: AWDM/1741/22 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. Variation of Condition 1 (Approved Plans) of previously approved AWDM/1344/21 comprising of amendments to fenestration positions, repositioned and larger roof lights to rear, use of render rather than cladding to all elevations except at the front, addition of PV panels to roof.

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.

Permission was granted in 2021 for the remodelling of the existing roof with a new pitched roof with a flat top and gable ends. The roof space included an inset front balcony, clad in light coloured zinc. A ground floor rear extension was proposed plus a part 2 storey/part single story extension at the front to the recessed element.

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

This application seeks approval for amendments to the proposal comprising:

- Changes to window positions
- repositioned and larger roof lights to rear
- use of render rather than cladding to all elevations except at the front
- addition of PV panels to 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 New windows and doors – Withdrawn

AWDM/1344/21 - 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) - approved

Consultations

West Sussex County Council: The **Highways** Officer has no objection. For the current application, from inspection of the plans, the proposed amendments only relate to changes to fenestration, roof lights, render and PV panelling. These changes are minor and are not anticipated to have an impact on highway safety

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

Representations

1 letter of objection received from the occupiers of 1 Feversham Close:

125 Old Fort Road backs onto our property and has a small back garden which means that the house is quite close to our property. The proposal re-sites and increases in size (from the previous agreed application AWDM/1344/21) of both rooflights on the Rear Elevation (North) to more central positions along the roof and will result in a significantly adverse impact on our privacy as it will provide a direct unrestricted view into our living room and overlook our garden.
The Delegated Officer Report of 6 August 2021 relating to AWDM/1344/21 stated that "Two rooflights are shown on the rear roof slope but that these are a high level rooflight serving a dressing room and a rooflight over stairs preventing intrusive views into neighbouring gardens" On this basis we did not further oppose this.
However, the AWDM/1741/22 proposal shows that the roof lights are no longer at a high level, and positioning of both rooflights have been considerably changed and substantially increased in size consequently overlooking our property and adversely affecting our privacy.

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.

The amendments are acceptable in visual amenity terms.

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 as before but their size and position has been altered. Following concerns from the occupier of 1 Feversham Close, the height of the repositioned roof light to the second floor ‘store’ has been raised to prevent overlooking. A section with sightlines shown from both rooflights demonstrates that overlooking and loss of privacy will not occur and the situation for the neighbours will be no worse than previously approved.

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? Y

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	Peter Barnett	Date: 28 November 2022
Authorised by:	Gary Peck	Date: 28 November 2022