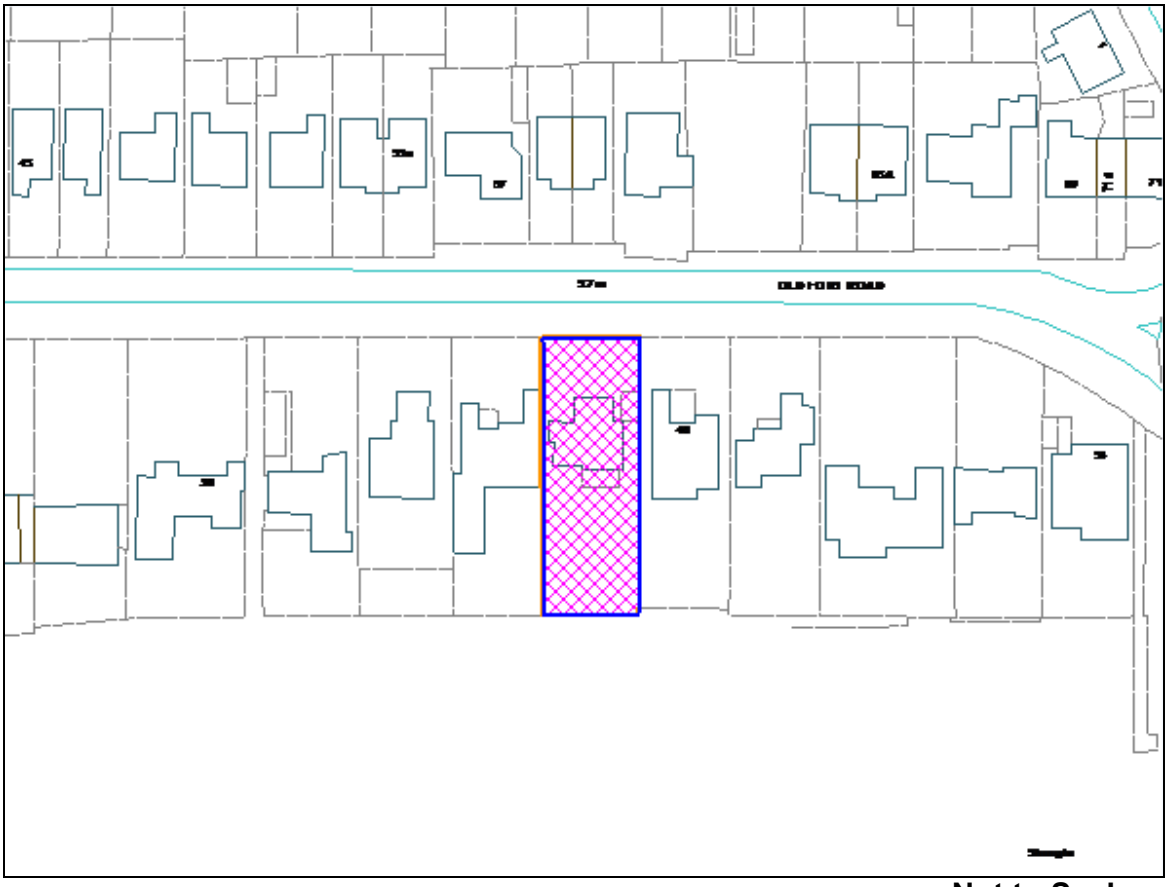
**Application Number: AWDM/0915/16** **Recommendation – APPROVE**

**Site:** **44 Old Fort Road**

**Proposal:** **Demolition of existing bungalow and erection of 3 storey 5-bedroom dwelling house.**

Applicant: Mr Hein Hiestermann Ward: Marine
Case Officer: Mr Porter



**Not to Scale**

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## Proposal, Site and Surroundings

44 Old Fort Road is a modest sized traditionally designed bungalow, with a hipped roof. Next door to the west is a two-storey dwellinghouse with hipped roof. To the east is a bungalow with upper floor accommodation in the form of a half hip roof front addition and front dormer. All these dwellings are detached.

The proposal involves demolition of the bungalow and its replacement with a two-and-half storey 5 bed dwellinghouse. This would measure (at max) 8.5 metres in height, 23.5 metres in length, and 13.7 metres in width. Its design would be overtly contemporary with a curved roof and modular form, including a two-storey vertical front shaft and single storey front garage protrusion. Limestone cladding is to be used on the front and rear, with grey Cedral cladding on the sides. The roof material would be a grey metal.

Revised plans have been received following advice from your Officers.

The application site is in an outer suburb of Shoreham, residential in its character and close to the beach.

**Relevant Planning History**

None

**Consultations (summarised)**

**Southern Water:** *Add informative. The Council's technical staff should be asked to comment on adequacy of soakaways to dispose of surface water*

**West Sussex County Council:** *Does not raise any highways concerns. Nevertheless, the applicant should clarify position of existing access point in comparison to proposed and whether this will involve additional dropped kerbs work on to the highway. Site is accessed off 'D' classified Old Fort Road, subject to 30 mph speed restriction in this location. Site benefits from existing dropped kerb access with access protection line on the highway to prevent obstructive parking. Application Form states no vehicle access changes are proposed. However, from Proposed Site Layout Plan the position of the access along property boundary appears relocated and widened to approximately 6m. LHA would request clarification on whether existing dropped kerb would need to be widened/ relocated in line with this opening in the boundary wall. No recorded injury accidents within vicinity of site or at vehicular access with public highway. No evidence to suggest access is operating unsafely, or that proposed replacement dwelling would exacerbate an existing safety concern. From inspection of the plans provided and local mapping visibility on to Old Fort Road is sufficient. The designs include a double garage which is of sufficient size to accommodate two cars and cycle storage. There is an additional visitor car parking space. This visitor parking space meets WSCC standards of 2.4m by 4.8m to be counted toward parking provision. These three spaces meet with level of parking provision that WSCC Car Parking Demand Calculator envisions for a development of this size and location. From inspection of the plans there appears to be sufficient space on site for maneuvering into and from these spaces and to turn on site so that cars can exit site in forward gear.*

**Adur & Worthing Councils Environmental Health:** *No objections. Please can you also add an informative to any permission advising the applicant they will need to*

*contact environmental health for a demolition notice under the Building Act 1984 before commencing any demolition. Please impose precautionary contamination condition and PFA informative.*

**Adur & Worthing Councils Engineers:** *No comments regarding surface water discharge Site lies within flood zone 1 and appears unaffected by surface water flooding. Applicant has indicated intention to use soakaways and permeable paving for surface water drainage, this is appropriate in this vicinity. The proposed location for the soakaway will need to be more than 5m from existing or new structures, but there is no need for a soakage test as such due to the presence of beach gravels*.

**Representations (summarised)**

Objections received from occupiers of 42, 46, 61, 116 Old Fort Road, Brett Incorporated Ltd (Planning Consultants) on behalf of owners of 59 and 59A Old Fort Road, 34 Falcon Close: *No discernable difference to original design or scale. Fact it is a couple of metres lower has not altered appearance. Imagine it might grow "by mistake" but guess that is being cynical. Very little difference to our east facing windows overshadowing. To extend the property to the south by approx.. 3 metres will be severe detriment to our quality of life because it will affect our view to east and create a sense of overshadowing, overlooking and enclosure. Planning document No. P-301-02 is inaccurate. The area described as our balcony is not. It is mainly a flat roof. Over-development. Not in keeping. Not sufficient parking for 5 bed house and visitor's cars. No plan showing the site and location of house. No doubt whatsoever the development will appear totally at odds with local environment and will cause substantial loss of amenity to neighbours contrary to local and National planning policy. Urge you to refuse permission and support local opposition. Hope planning committee take into consideration ideals of Shoreham Beach residents' Neighbourhood plan that is being developed with support from our independent councilors Ben Stride and Joss Loader as well as beach residents. Part of that plan is to contain excessive development on unsuitable plots that result in too high/poorly designed properties. Site is small for size of development proposed. 2 stories would be more acceptable. Serious detriment of the amenity, privacy and outlook. Views of the sea can be obtained from 1st and 2nd floor balconies on front property and why properties were purchased. Day to day living space can be had on the upper floors to enjoy high level of amenity of these properties. Proposed dwelling is extremely high and bulky will all but obstruct those views of the sea. Will diminish amenity in a demonstrably harmful way that is contrary to policy. Will also be many more habitable windows facing these two properties that must reduce their privacy. This will discourage use of the front balconies. Reduce amenity contrary to policy. Overall design and bulk is wholly at odds with character of street scene. Simply wrong and inappropriate for this site including on basis it will totally dominate this part of the street scene. Overshadowing of our east facing windows on first floor are most used rooms in the house. Breakfast/kitchen room will loss morning sun with reduced light due to height of proposed building. East facing window in lounge will suffer reduced light and eliminate view adding to sense of enclosure. Top floor will add to perception of overlooking. How will existing platform foundation be reinforced or extended to accommodate extra weight? Will it be removed and replaced? Existing garage is party*

*wall, what are the plans for this? Indeed, what are the plans for boundaries which include trees and hedges? Too elaborate. Would spoil the skyline. Not imposing pagoda. Resembles a shed like structure.*

Support received from occupiers of 46, 140 Old Fort Road: *Objected to the height because of the restriction placed on me when I extended in the early nineties. Would not want to see present design restricted to the extent that the "footprint" is enlarged. My wife and I would prefer the current application be approved rather than that happen. The current plan will not restrict my southern view is very much appreciated. Design is very attractive. Happy with original design but even more pleased with this new plan. Hope the planning committee speedily approve so current eyesore can be demolished and decent house and neighbours installed. Curved roof adds a very welcome change from standard "square box". Allows whole structure to sit more comfortably in its surroundings. Appreciate limestone finish which softens impact. Huge improvement on stark white spray on renders which have failed. Many are covered in black mould and look extremely poor.*

**Relevant Planning Policies and Guidance**

National Planning Policy Framework
Saved Adur Local Plan Policies: AG1, AH7

**Relevant Legislation**

The Committee should consider the planning application in accordance with Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

**Planning Assessment**

***Principle***

The application site is within the defined built-up area and there is no objection in principle to the replacement of existing dwellings.

***Visual amenity and character***

The existing bungalow is a nondescript low-pitched building of somewhat poor condition. Its loss would not be resisted.

The suggested silhouette and form of the main building represents a radical alteration from a modest bungalow to a substantial two and half storey building. However Old Fort

Road is subject to intermittent examples of contemporary re-modelling along its stretch. A further example of a contemporary re-modelling in itself is therefore difficult to resist in principle. It would add to the existing variety of building shapes in the street.

In terms of scale, form, and massing the main building would sit south of the existing building line, which lessens the prominence of it in the street scene. The uppermost floor of accommodation would be contained within the recessed 'third tier' with its curved roof, which reduces the perception of the building having a third storey - as does the front vertical shaft, which draws the eye. The vertical shaft is equally effective in avoiding the 'wedding cake' tiers common to poorly conceived modular buildings.

Regarding the street scene, the tier design of the new dwelling and the hipped roofs of the neighbouring buildings either side mean there would be sufficient separation space between buildings to avoid the new dwelling appearing cramped. The stepped forward garage is set in line with the neighbour's own front garage to the west. Its physical presence would be reasonably comparable to the neighbouring garage to the west.

The exterior materials and finishes would not be alien to the palate of materials used locally. Landscaping at the front and rear is of a quality comparable to other properties in the street.

For all these reasons the proposal, as amended, is considered to comply with policies AG1 and AH2 which require new residential development to be in keeping with and enhance the existing local environment in terms of, amongst other things, architectural form and layout. The proposal would also not be contrary to the National Planning Policy Framework which requires development to reinforce local distinctiveness.

***Residential amenity – future occupiers***

Future occupiers would benefit from a generous interior living space, with more than adequate light and ventilation. The rear garden does not satisfy the Council's adopted standard of 100 square metres (it is only 62 sq m). However the size of garden is comparable in size to the neighbouring gardens and the beach is in such close proximity to provide adequate compensatory amenity space.

***Residential amenity – neighbours***

The bulk and massing of the proposed dwelling would be significantly greater than the existing bungalow it replaces. The development would introduce a substantial two-storey element in relatively close proximity to the rear gardens either side.

The neighbours principally impacted upon are those either side, No. 42 to the west and No. 46 to the east (the development is physically removed from remaining neighbours, including those opposite across the public street by way of overlooking). Loss of a sea view is not a material planning consideration.

Both buildings either side exhibit a large amount of rear facing fenestration. Additionally No. 42 has extensive glazing facing east. The proposed building would protrude beyond this glazing, so there would be some reduction in light and outlook to the affected habitable rooms (especially No. 42's east facing glazing).

However, light and outlook at ground floor is somewhat compromised already given boundary treatment. No.42's own over-sailing balcony casts its own shadow. The east facing glazing at No. 42 is not the principal means of light and outlook to the room it serves, which is unhindered due south. The proposed building at first floor would protrude only marginally forward of the rear walls of either neighbouring building. The distances and positions involved between the first floor fenestration of both neighbours and the new building flanks would satisfy the Council's severity test in relation to avoiding adverse overbearing and overshadowing (although, undoubtedly both impacts would occur to an extent).

Resultant overlooking would not be unacceptable as there is already mutual overlooking from existing balconies and the public beach, and the balcony/terrace on the new building would have privacy screens so negating intrusive views into neighbour's private rooms.

It is concluded the proposal would not cause such severity of harm to the living conditions of the residents of neighbouring properties as to warrant refusal. As such, it would not conflict with Policies AG1 and AH2 which, amongst other things, state that new residential development should not be unneighbourly in terms of privacy, daylight/sunlight and outlook. The proposal would not be contrary to one of the Framework's core planning principles which requires a good standard of amenity for all existing occupants.

***Contamination***

The nearest site identified in the Council's records of potentially contaminated land is over 225 metres away and therefore an informative would suffice to raise awareness of the risk to the applicant.

***Flood Risk***

The site is a 'dry island' surrounded by land at risk from tidal flooding (flood zones 2 and 3). The proposed remodeling involves flood proofing and resilience and resistance techniques to ensure no human health would be put at greater risk from flooding compared to the existing situation.

***Accessibility and parking***

The submitted plans show a new vehicular access arrangement that can be achieved without detriment to highway safety as the highway Authority has assessed. The details

of this can be secured by condition. Ample parking is proposed for both owners and visitors to satisfy the Council's relevant standards.

**Recommendation**

**APPROVE**

**Subject to the following conditions:-**

1. Approved Plans
2. Standard time limit
3. Schedule of exterior materials/finishes to be provided and agreed
4. Balcony not used unless and until screens provided. Retained thereafter
5. Remove Permitted Development for new first floor openings in side
6. Remove Permitted Development for extensions/curtilage buildings

3rd October 2016