Development Control – Delegated Officer Report

Application Number: AWDM/0754/13 Recommendation – Approve

Site: **111 Old Fort Road, Shoreham-By-Sea, West Sussex BN43 5HB**

Proposal: **Application for a Minor Material Amendment to AWDM/0167/13 to enlarge building footprint at rear at ground floor only and to add glazed blue brickwork between upper windows at front.**

Date of site visit: Visited previously for AWDM/0167/13

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a chalet bungalow located on the north side of Old Fort Road. It sits between a chalet bungalow to the west and a two storey dwelling with front balcony to the east. Old Fort Road is a residential street with houses and bungalows of varying design, size and form. This section of the street is characterised by traditional pitched roof two storey dwellings and chalet-style bungalows. There are bungalows to the north, immediately behind the site.

Planning permission was granted at Planning Committee in April 2013 for the demolition of the existing dwelling and the erection of a pair of semi-detached, 2 storey, hipped-roof, 3-bed dwellings (AWDM/0167/13). Externally, the building would be finished in white render with a grey rendered plinth and the use of glazed blue feature brickwork at ground floor and on the chimney. The roof will be slate.

The site measures approximately 12m wide and 31.5m long and each proposed dwelling would sit within a plot 6m wide. Two vehicular crossovers would serve the site with parking for two cars in front of each dwelling. The dwellings would be 7.6m high and 11.7m long, including a two storey rear projection of 2.7m depth which is set in from the edge of the building by 1.4m at each side.

This application seeks to amend the proposal by squaring off the rear of the proposed dwellings at ground floor by adding a lean-to extension to the side of the previously approved two storey projection to form an enlarged kitchen/dining room. It will measure 1.4m by 2.7m. It is also proposed to use glazed blue brickwork between the front windows at first floor to match the ground floor.

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats', and 'Good Practice Guidance Note: Internal Space Standards' (ADC 2010)
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003, amended 2010)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of the redevelopment of the property with a pair of semi-detached houses has already been approved. The amendments are therefore considered to be acceptable in principle subject to consideration of their impact on residential and visual amenity.

Visual amenity

The rear extension will have no impact on the street scene being at the rear of the dwellings. This relatively minor alteration will not harm the overall character and appearance of the proposed dwellings. The addition of glazed brickwork to the first floor will complement the ground floor and is also considered to be acceptable.

Residential amenity – existing residents

The most affected neighbours are those on both sides (109 and 113).

The building as approved would not breach a 45 degree line measured from the middle of the nearest ground floor window at No.113 which is an indicator that the impact on light and outlook to that room (kitchen) would not be harmful. The proposed squaring off at ground floor, while bringing the dwelling closer to the boundary at the rear, will not affect the 45 degree line. Being single storey, it will not add significant bulk to the building and it is not considered that the impact on the neighbour's amenity will be significant.

To the west, No. 109 is not considered to be adversely affected by the amendment at the rear.

Residential amenity – proposed occupiers

The new dwellings would already meet the internal space standards as set out in the Council's guidance with the extension increasing the internal floor area further. The rear gardens as approved would each be just 64sqm in area, below the 85sqm required for a small semi-detached house. However, there will also be a small patio area at the front of 15sqm which increases the overall amenity area to around 80sqm. The shortfall was not considerable and was acceptable. This proposal will reduce the garden slightly but not in an

area that was usable previously and the impact on the overall garden space is minimal.

Recommendation

APPROVE for the reasons:-

The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2) or the policies of the National Planning Policy Framework.

Subject to:

1. 3 year time limit
2. Remove PD rights Classes A-E
3. Side windows to be obscure glazed and non opening below 1.7m
4. Materials to be submitted and agreed
5. Cycle storage to be provided
6. Access and parking to be provided
7. Landscaping details, including to front patio and parking area
8. Approved Plans

Informatives:

1. The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB, Phone: 01243 642105 to obtain a licence for the site access/dropped kerb works.
2. EHO contaminated land precautionary
3. EHO demolition notice required
4. 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.

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

Case Officer: Peter Barnett Date: 29 July 2013

Authorised by: Gary Peck Date: 30 July 2013