Development Control – Delegated Officer Report

Application expiry: 22.05.07

Application Number: ADC/0169/07 Recommendation - Refuse

Site: **56 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HA**

Proposal: **Detached building (games room) at front**

The Application

The application relates to a large detached chalet style bungalow on the south side of Old Fort Road, adjacent to a roundabout junction with Shingle Road.

The proposal is for a detached building to be used as a games room on the north side of the property. It would be 14m in width, by 3.7m in depth, by 4.5m in height.

The site has undergone extensive development in the past, including: front conservatory, single-storey east side extension inc garage, and increase in height of boundary wall (SU/211/04); 2 pitched roof dormers on the east side (SU/25/02); enlarged rear dormer with pitched roof and balcony and additional west side port hole window (SU/12/02) and Front extension including double garage and rooms in roof with side dormers, front dormer and rear dormer with balcony (SU/78/97).

Application SU/186/98 for a similar front extension as SU/78/97 was refused on the grounds that:

The proposed front extension, by reason of its large size and unneighbourly design, would be detrimental to the residential amenities of the locality, resulting in loss of light, loss of privacy and an overbearing effect on the adjoining property.

Consultations and Representations

Third Parties

Two letters of objection have been received from neighbouring properties.

The neighbour to the east (No.58) comments that they whole heartedly object to such a monstrosity on an already overdeveloped site. They state that the last application for a garage ended up being a kitchen. The height of the proposed building would tower over their property blocking out light and creating an eye sore. They raise concerns about the loss of outlook from the west facing ground floor study.

An occupier of a flat in Beach Court opposite the application site objects on the grounds that the proposal is a large development in the front of the house right up to the pavement. They feel that when you approach the site from Old Fort Road (west side) that it would be completely out of keeping with all the other homes. They feel that it may set a precedent for other homes to build in their gardens.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005):CH1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7.
Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The main concerns of the application are the effect that the building would have on the character and visual amenity of the locality.

The proposed detached building would be sited adjacent to the boundary with the property to the east No.58. and although unlikely to have an unacceptable effect on the amount of light available to the rooms in the front projection, it is felt that the loss of outlook would be considerable.

The character and design of the properties on the south side of Old Fort Road are varied, with many having pitched or flat roof front detached and attached garages and buildings, some of which are large in size, however the application site has a reduced depth due to the road shape around the roundabout and a large portion of the hard-standing would be taken up by the proposed building.

The application site is the last property before the roundabout and public access to the beach and therefore is particularly open. The large detached building would be seen in front of a background of other built forms but due to the openness of the site would be a very dominant size, and it is considered that the effect on the host building and No.58 to the east would be unacceptably overbearing and unneighbourly.

Recommendation

REFUSE on ground that :-

The proposal would be out of keeping in scale and design with the existing dwelling and would be detrimental to the visual amenities of the locality and the residential amenities of No.58. It would consequently conflict with the policies of the West Sussex Structure Plan (CH1, DEV1) and the Adur District Local Plan (AG1, AH7).

Case Officer: [signature] Date: 24/05/07