Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1372/12

Site: **1 Coastguard Cottages, Old Fort Road, Shoreham-By-Sea West Sussex, BN43 5HR**

Proposal: **Ground floor front extension with roof terrace and loft conversion with front and rear dormers**

Date of site visit: 11 October 2012

Neighbours checked: Y/N

Additional neighbour notifications: Y – 116 Old Fort Road

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the north side of Old Fort Road. It is located at a roundabout and is set back 10m from the road, 4.2m behind its neighbour to the west, 137 Old Fort Road. It has a flat-roofed side extension on the west side.

The proposal is to construct a flat-roofed extension at the front, bringing the side extension forward by 2.2m. It will be 2.5m wide and 2.6m high with a curved roof on its eastern side which will over sail the extension to form a cover in front of the entrance door. The roof is to be used as a terrace, wrapping around the west side by 1.8m over part of the existing side extension with a 1.1m high clear glass screen. It will be accessed via a new door at first floor level in the side of the dwelling. The extension will be finished in white render to match the existing house.

Also proposed is a loft conversion with a rear dormer constructed as permitted development and, as amended, a pitched roof front dormer, measuring 3.2m wide, 1.8m high and 2.2m deep.

Relevant site history

None

Consultations

Adur & Worthing Councils: The Environmental Health Officer recommends the precautionary contaminated land informative

Representations

Email received from the occupier of 116 Old Fort Road objecting on the grounds that the coastguard cottages are a feature on the corner of Old Fort Road and The Burrells and have only rear dormers. A front dormer will be out of keeping and inconsistent with street scene.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed front dormer is well proportioned and will sit centrally within the roofslope, leaving adequate space to the roof edges. There are examples of front dormers within Old Fort Road and it will not appear unduly out of keeping.

The front extension and roof terrace will be prominent but there are examples of roof terraces elsewhere in the street, including on the corner of The Burrells to the east.

Residential amenity

The front dormer will not result in overlooking of neighbouring dwellings as it faces the road and roundabout to the south. While the cottage is positioned behind the rear of 137 Old Fort Road, the rear garden of that dwelling is screened to some extent by a flat-roofed garage within its curtilage. There are no principal windows in the rear elevation of that dwelling either.

For similar reasons, the proposed roof terrace will not result in a loss of amenity for neighbouring occupiers. 1 Fowey Close to the west has a large flat-roofed outbuilding on its rear boundary which helps to reduce any opportunity for overlooking from the terrace. The terrace itself is predominantly at the front of the cottage with only a small area wrapping around the side for access.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved

policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Materials to match existing dwelling etc
3. Door in west side wall of the house to be obscure glazed or solid
4. Permission relates to approved plans

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern prior to the application being 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.

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

Case Officer: Peter Barnett Date: 21 December 2012

Authorised by: Gary Peck Date: 21 December 2012