Development Management - Delegated Officer Report

Application Number: AWDM/0262/17 Recommendation – Approve

Site: 48 Old Fort Road, Shoreham-By-Sea

Proposal: Two storey front and side extension with pitched roof to north elevation. Two storey flat-roofed extension to rear plus rear dormer window with balcony at second floor level and extended balcony at first floor.

Date of site visit: Visited previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a detached dwelling on the south side of Old Fort Road. It has an asymmetric roof with a catslide at the front which extends to ground floor window level and a two storey form at the rear with 'Cabrio' rooflights in the roofslope. At the front there is a flat-roofed garage which projects forward of the house by 6.1m.

It is proposed, as amended, to construct a hip-roofed first floor extension over the garage at the front. It will project 3.6m forward. The house is also to be extended up to roof level at the side by 2.3m in width. At the rear a two storey flat roofed extension is proposed measuring 2.4m deep and 5.2m wide. It will include a ground floor extension to link with an existing ground floor extension with a corresponding extension to the first floor balcony above.

A new flat roofed dormer is also proposed measuring 4m wide, 2m deep and 2.3m tall. It will contain doors leading out onto a new balcony to be formed on the flat roof of the proposed rear extension.

Relevant site history

AWDM/1375/16 - Two-storey front and side extension with pitched roof to north elevation. Three-storey extension to rear involving balcony at first floor level to south elevation and Juliet balcony at second floor level to south elevation – withdrawn

ADC/0047/09 - Rooms in roof (with front dormer and rear rooflights with balconies) and groundfloor front (west side) extension - approved

Consultations

Adur & Worthing Councils: The **Environmental Health** Officer has no comments

Southern Water: Request informatives

Representations

Original Plans: 1 letter of objection received from the occupier of 65 Old Fort Road:

- Poor design with 4 different roof pitches
- Rear roof pitch is so shallow it appears to not be able to be built using matching roof materials
- Rear extension is bulky and poorly proportioned
- Front extension is bulky , poorly proportioned and will have dominant effect in street
- Will detract from the area and should be refused

Relevant Planning Policies

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'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading 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 application has been significantly amended from its original submission to address the concerns over its bulk, scale and appearance. At the front, the extension has been reduced in height and depth, with a hipped roof design included rather than a gable end. The house sits significantly forward of its neighbour to the east and views of the house are clear as one approaches from the east. The concern with the original scheme was over its bulk, depth and height and its dominant appearance in the street, which would have been exacerbated by the prominence and awkward design of the three storey rear extension.

The proposed front extension will still be a large addition but it is considered that, on balance, the submitted amendments have reduced its size sufficiently to ensure that is not an unacceptably dominant feature. It will project to a similar depth as front projections on houses to the west and, while it will be taller than the front projection at No.46, it will be proportionate in scale with the host building.

At the rear, the revised design is more successfully integrated with the existing building. The original scheme would have resulted in a substantial addition with a high eaves level which would have not been visually acceptable, particularly in views from the east. While the latest drawings show

the top of the flat roof coming above the level of the eaves, it avoids having the dormer being built off the edge of the roof and enables access to the flat roof for use as a balcony. There are a number of balconies at the rear of dwellings along Old Fort Road and this feature is not considered to be out of character. On balance, the revised design is acceptable.

Residential amenity

The proposal will not have a harmful impact on neighbouring residents. To the east, No. 50 is set back behind the rear of the application property. The increased bulk on the boundary will not have a harmful impact on the light or outlook to that property, being separated from the site by a garage and with no principal ground floor windows close to the boundary.

To the west, No. 46 projects further to the rear and is largely unaffected by the extensions, which are on the part of the house furthest from the boundary. The second floor balcony has the potential to increase overlooking but both No.46 and No.48 already have first floor balconies and both houses are open to views from the beach. Any loss of privacy is not therefore considered to be significant in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing

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

1. 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.

2. Southern Water

3. Southern Water

4. PFA

Case Officer: Peter Barnett Date: 17 May 2017

Authorised by: Gary Peck Date: 17 May 2017