Expiry Date – 6/12

Development Control – Delegated Officer Report

Application Number: AWDM/1574/18 Recommendation – Grant

Site: **124 Old Fort Road, Shoreham Beach**

Proposal: **Extension of first-floor rear (south) terrace and erection of spiral staircases to first and second floors. Infill second-floor rear (south) extension. First-floor front (north) extension and creation of first-floor front terrace. Timber cladding to front (north) elevation. Alterations and enlargement of window openings front and rear elevations and addition of new windows east and west elevations. (Revision to previously approved AWDM/0970/17 – 2nd floor front extension).**

Neighbours checked: Y

Additional neighbour notifications:

Date of Site Visit: 15/11

Site and Surroundings

This application relates to a three storey 'tiered' house on the south side of Old Fort Road with direct beach access. The house was only built in the last ten years. The existing property is fully symmetrical from the front and is rendered and white painted other than at ground floor front which is clad in black stone. Properties either side are two storeys.

The property is not in a conservation area and is not listed.

Works have commenced on the planning permission granted last year. This application seeks to revise that scheme.

Proposal

This application seeks to revise the planning permission granted in September 2017. The revision amount to a front (north) extension at second floor level on the east side of the central staircase projection. The extension measures 1.75 metres in depth and will extend as far as the staircase.

Relevant Planning History

AWDM/0970/17 - Extension of first-floor rear (south) terrace and erection of spiral staircases to first and second floors. Infill second-floor rear (south) extension. First-floor front (north) extension and creation of first-floor front terrace. Timber cladding to

front (north) elevation. Alterations and enlargement of window openings front and rear elevations and addition of new windows east and west elevations. Granted 15.09.17

AWDM/0904/12 - Application for minor material amendment to approved application ADC/0109/10 to amend details of fenestration; ground floor external materials to east and west sides; rainwater pipes; front entrance portico; addition of heat pump to roof and omission of swimming pool in rear garden. Granted 3.10.12

ADC/0109/10 - New build 5-bedroom detached house (to replicate same appearance as previous application ADC/0415/09). Granted 30.04.10.

ADC/0415/09 - Re-modelling and enlargement of house including additional storey, ground and first floor extensions, and first and second floor balconies. Granted 7.1.10

Consultations

Health: Precautionary contamination condition and PFA informative.

Representations

One representation received from No. 116 who is concerned only houses opposite have been consulted. Nos. 122, 126, 149, 151 and 153 were consulted.

Relevant Planning Policies and Guidance

Adur Local Plan 1, 2, 15 and Supplementary Planning Document No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. Primary consideration must be given to the impacts of the development on neighbour amenity and on the appearance of the property and the wider area.

<u>Neighbour amenity</u>

The proposed change amounts to a second floor front extension adjoining the boundary with No. 126 to the east. No. 126 is a two storey dwelling. The proposed extension will be above the eaves height of No. 126 and behind its front wall. The only flank window in No. 126 is closest the rear of the building.

The extension will not be harmful to neighbour amenity.

Design/Streetscene

The first floor front extension will further erode the current building's 'wedding cake' symmetry. This is precisely what the applicant is after. Symmetry was clearly the original architect's intention but it is not critical to retain it and in itself the extension is modest in scale. The street itself has a very mixed character.

The extension will not be harmful to the character of the property or wider area.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. First and second floor side windows proposed obscure and non opening below 1.7 metres
4. Privacy screens erected before terraces first used.
5. No new side windows

Informative

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 any representations? N

Case Officer signed:	MOK	Date: 4/12/18
Authorised and signed by:	Peter Barnett	Date: 5 December 2018