Expiry Date - 21/10/2010

Development Control – Delegated Officer Report

Application Number: ADC/0313/10 **Recommendation – Permit Application**

Site: **89 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HA**

Proposal: **Demolition of existing bungalow and erection of 2 semi-detached flat-roofed three-bedroom houses with front balconies and 4 parking spaces**

The Application

The application site comprises 89 Old Fort Road, a detached bungalow dating from the early part of the 20th century, located on the north side of the road within the residential area of Shoreham Beach. The existing bungalow is set back 11.5 metres from the edge of the highway and extends 18 metres north into the plot. The bungalow has a very small rear garden as with those adjacent bungalows, approximately 4.5 metres deep. The bungalow has been enlarged on the west side by a side extensions and garage which abuts the common boundary with no. 87.

The proposed plot includes part of the existing garden currently forming part of no. 87 Old Fort Road. As a result the site will have an irregular shape since no. 87 is not as deep as no. 89. The site is 17.9 metres wide and 27.3 metres deep on the west side and 34.1 metres on the east side.

The surrounding residential area is characterised by a diverse range of dwelling types and style with some significant variation in plot size.

Permission is sought to demolish the existing bungalow and erect a pair of semi detached, two storey, three bedroom dwellings of contemporary flat roof design. The development will have a total width of 11.9 metres and depth of 13.2 metres. The building will have a maximum height of 6.4 metres including the chimney. Two parking spaces are provided to the front of each dwelling.

Outline planning permission was sought in 2005 (SU/204/05/TP) for a pair of link detached 3 bedroom dwellings and this was refused on the grounds that: -

> *"Having regard to the size and shape of the plot and its relationship to existing residential properties, the proposal would rise to an unneighbourly form of development which would be detrimental to the residential amenities and environment of the locality, resulting in an unacceptable loss of privacy for the occupiers of no. 27 East Meadway.*
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> *By reason of their scale, massing and prominent siting, the proposed dwellings would be unacceptably out of keeping with the character and*

appearance of this part of Old Fort Road which is characterised by low profile building."

This refusal was appealed and dismissed for reasons that there would be a significant overbearing effect on the gardens and rear facing rooms of both of these houses (nos. 27 and 29 East Meadway.) There would also be a material loss of privacy from proposed first floor bedroom windows, particularly in the gardens of these houses. The Inspector also commented that Old Fort Road is a mixture of single and two storey dwellings in a wide range of designs and the no. 89 is a part of a clearly defined group of older bungalows, but even with their chalet design, the height and bulk of the proposed dwellings would be at odds with their immediate surroundings.

Following this permission was granted in February 2007 (ADC/0008/07) for the demolition of the existing bungalow and erection of a four bedroom flat roofed house with double garage. This application was subsequently amended under ADC/0208/07 in June 2006. The amendments were to increase the depth of the house from 11.915 metres to 12.590 metres and alter existing fenestration and openings.

Consultations and Representations

Adur District Council: **-** The Environmental Health Officer has no objection to the proposed development.

West Sussex County Council: **-** Local Development - The Highways Officer has advised that there is no apparent visibility issue at the point of access, and the lack of a turn on site would not be anticipated to have an adverse impact on highway safety. The new dwellings are situated in a sustainable location and cycle parking is provided in order to encourage residents to utilise sustainable transport modes. The applicant is also advised that consent must be sought from WSCC to widen the existing access and move the existing street lighting column. A TAD contribution of £990 is required.

Third Parties: **-** 1 letter of objection from the owner/occupier of 27 East Meadway raising the following issues: -

- The site is an unusual shape this is why all measurements are critical.
- 4 parked cars on the site frontage is not a landscaping improvement. New planting should be a requirement of any permission.
- It is critical that the position of the building remains as the plans show and do not come across the rear boundary of 27 East Meadway.
- There would be increased overlooking and loss of privacy to the rear, the obscured glazing could easily be replaced.

- The building should not move any further to the west than shown on the current plans.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising: -
Development Control No.2 'Space Around New Dwellings and Flats'
'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

Polices

Consideration must be given to the previous planning consents which have been granted at this site. ADC/0008/07 and ADC/0208/07, both of which are for a single dwelling at this site.

The main considerations in this case are the impact of the current scheme, which involves an additional unit, on the residential amenities of the occupiers of the adjacent dwellings and the future occupiers of the dwellings and the character and appearance of the street scene and surrounding built environment.

Local Plan policy AH2 relates to new residential development by way of infilling and redevelopment and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings and hardsurfaced areas; they do not have an unneighbourly effect due to loss of privacy; daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets the adopted standards; and they accord with the Council's DC Standard No.2 'Space around New Dwellings and Flats'. Also of note is the Council's 'Good Practice Guidance Note: Internal Space Standard for New Homes'.

Government policy guidance in PPS3 encourages best use of urban land for housing development and a mixture of types to create a balanced community, at higher densities (although the requirement to avoid developments at less than 30 dwellings per hectare has now been deleted) and without rigid application of parking and amenity space standards. However, it also seeks to improve the quality and attractiveness of residential areas and urges imaginative designs and layouts which make more efficient and sustainable

use of land without compromising the quality of the environment. PPS1 states "Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted."

Residential Amenity – Existing

As with the previous applications at this site the main properties affected are nos. 91 and 87 Old Fort Road either side of the site and nos. 27 and 29 East Meadway to the rear. The footprint of the building proposed is the same as the previously approved dwelling ADC/0008/07. Therefore it is considered that the relationships with the adjacent dwellings is acceptable. The height and bulk also remain the same with the exception of the central chimney on the current design.

It is not considered that the proposed development will result in any significant overlooking or loss of privacy that would warrant a refusal in this case. There is a minimum distance of 22.9 metres between no. 29 directly to the rear of the site, and the first floor windows are shown on the plans to have the lower level fitted with obscured glazing to avoid any overlooking, this is secured by condition. The first floor windows on the side elevation will also be fitted with obscured glazing to avoid overlooking to the properties either side. As with the previous permission a front balcony is proposed, this is considered acceptable and will not result in any loss of privacy, there are other balconies to the front of dwellings within this section of Old Fort Road.

Residential Amenity – Proposed

The garden depth and sizes for the proposed dwellings complies with the Council's Development Control Standards. The garden depth is 13.2 metres and the garden areas are 105 and 126.5 msq. The dwellings are of an acceptable size and layout with front and rear aspect. The room sizes comply with the Internal Space Standards Guidance.

Visual Amenity and Character

As the proposed building is of the same scale, height and footprint of the dwelling previously approved it is considered that the principle of a two storey dwelling is acceptable at this site. Although the existing bungalow is one of three similar in style next to each other in this part of the road, the acquisition of the land from no. 87 would alter the proportions of the site and rhythm of the setting of the three bungalows (nos. 89-93). The bungalow as existing is seen against a background of two storey buildings in east Meadway and it is considered that the proposed pair of dwellings would not appear unduly out of keeping in design or scale for the locality.

The contemporary design and use of materials is considered to be acceptable in this case. It is considered that the eclectic mix of building designs and styles contributes to the character of this part of Old Fort Road. Conditions are

attached for details of materials to be submitted to and approved prior to commencement of works.

Highway Safety and Parking

The Highways Authority have no objection to the proposed development as the site is in a sustainable location and cycle parking is provided in order to encourage residents to utilise sustainable transport modes. Two parking spaces are provided for each dwelling to the front of the site. A TAD contribution of £990 is required and this has been secured through a Section 106 obligation which has been completed.

Recommendation

APPROVE for reason that :- 2PPi

1. C1Ci
2. C7Ci – Walls or Fences
3. C8Biv – parking spaces and access facilities.
4. C9S – wheel cleaning
5. C9N – temporary parking
6. The dwellings hereby permitted shall be carried out in accordance with the following approved plans: -

   Job no. 251 Drawing no. 01 – received 26th August 2010.

   Reason: -For avoidance of doubt and in the interests of proper planning.
7. C18Ei – amended – shall be formed in the north, east or west walls.
8. The first floor windows in the northern elevation shall be obscurely glazed in the lower 50% at all times.
   Reason: -In the interests of residential amenity and to accord with policy AH7.
9. The first floor windows on the east and west side elevations shall be fitted with obscured glazing at all times and be permanently non-openable.
   Reason: - In the interests of residential amenity and to accord with policy AH7.
10. No development shall be carried out until a schedule of materials and finishes to be used for the external walls, roofs, balcony and cladding of the proposed building has been submitted to and approved in writing by the LPA.
11. C18N
12. Prior to commencement of works details of the proposed cycle stores shall be submitted to and approved by the LPA and work shall be carried out in accordance with such details.
13. Prior to commencement of works details of the siting and appearance of the proposed solar panels shall be

submitted to and approved by the LPA and works shall be carried at in accordance with such details.

Case Officer Hannah Barker

Date 21/10/10

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