Application Number: AWDM/1109/13 Recommendation – Refuse

Site: 111 Old Fort Road Shoreham-By-Sea West Sussex BN43 5HB

Proposal: Amendments to roof design of the two new dwellings extending side hips into barn ends and increase in ridge height of 1150mm to provide storage within roofspace (amendment to AWDM/0754/13)

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a chalet bungalow located on the north side of Old Fort Road. It sits between a chalet bungalow to the west and a two storey dwelling with front balcony to the east. Old Fort Road is a residential street with houses and bungalows of varying design, size and form. This section of the street is characterised by traditional pitched roof two storey dwellings and chalet-style bungalows. There are bungalows to the north, immediately behind the site.

Planning permission was granted in May 2013 for the demolition of the existing dwelling and the erection of a pair of semi-detached, 2 storey, hipped-roof, 3-bed dwellings (AWDM/0167/13). Externally, the building would be finished in white render with a grey rendered plinth and the use of glazed blue feature brickwork at ground floor and on the chimney. The roof will be slate.

Permission was then granted for a minor material amendment to enlarge the building footprint at the rear at ground floor only and to add glazed blue brickwork between upper windows at front (AWDM/0754/13).

This application is now seeking permission to increase the roof pitch and raise the ridge height of the building by 1.15m to provide storage space within the roof. The hipped roof would be altered to include barn hips. At the rear, the roof over the rear projection would also have its pitch amended and ridge height increased by the same amount. Rooflights are shown on the front and rear roofslopes.

Relevant site history

AWDM/1406/12 – Demolition of existing chalet style bungalow and construction of 2no. semi-detached, 3-storey 4-bedroom dwellings – application **withdrawn**

AWDM/0167/13 - Demolition of existing chalet style bungalow and construction of 2 no. semi-detached, 2 storey, 3-bedroom dwellings - **Approved**

AWDM/0754/13 - Application for a Minor Material Amendment to AWDM/0167/13 to enlarge building footprint at rear at ground floor only and to add glazed blue brickwork between upper windows at front. **Approved**

Consultations

None

Representations

5 letters/emails received from the occupiers of 90, 109, 113 & 116 Old Fort Road, 35 East Meadway raising the following objections:-

- Disingenuous to state that this is to be storage space
- Adding a third storey to the design which was previously rejected
- Size, height and bulk is out of keeping in scale and appearance with the locality
- New houses will be taller than their neighbours and out of keeping with street scene
- Overdevelopment
- Loss of sunlight
- Increased sense of enclosure

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats', and 'Good Practice Guidance Note: Internal Space Standards' (ADC 2010)
Assessment of Saved Policies (ADC 2013)
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003, amended 2010)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The site is located within a residential part of the built-up area and is not identified or allocated for any particular use or development in the Local Plan. Residential infilling and redevelopment of unidentified sites, as in this case, is needed in order to meet the Council's 5 year housing land supply required by the NPPF. Priority is given to use of previously-developed land. However, any development should respect the character of the local area.

Visual amenity

The principle of a 'two-for-one' redevelopment here was previously approved under AWDM/0167/13. The main consideration therefore is the visual impact of these amendments on the character of the street scene.

This particular part of Old Fort Road is characterised by more traditional, two storey hipped roof houses of relatively uniform height and the approved design reflected this form with a building which had the appearance of a single hipped roof dwelling. It was a more successful design than the previous proposal for a flat-roofed, 3 storey pair of houses which would have been far more incongruous and overbearing in the street scene.

The approved building would match the ridge and eaves height of the property to the east (113) and would be approximately 0.5m lower than the highest part of the existing dwelling on the site. The roof form and scale of the approved building was considered to be acceptable.

The current proposal results in a far bulkier and incongruous design which would be out of character. While there are a variety of roof forms in Old Fort Road as a whole, the proposal would not be in keeping with the roof forms and heights in the immediate street scene. Barn hips are not a feature of this part of the street, while the higher ridge will result in a dominant and overly prominent built form, in contrast with the relatively uniform ridge heights which can be seen to the east. It will be 1m higher than 113 and almost 2m higher than 109.

The alterations to the roof design and the additional bulk are considered to be harmful to the street scene and are considered to be unnecessary. The application is described as providing storage space for each proposed dwelling but the scale of the changes is considered to be excessive and detrimental to the design of the proposed dwellings.

Residential amenity – existing residents

The most affected neighbours are those on both sides (109 and 113). The existing dwelling projects beyond the nearest rear wall of No. 113 by approximately 3.8m. Its existing sloping roof and low eaves height reduces the bulk of the property though and enables a reasonable amount of sky to be visible between the properties when viewed from the rear garden. The proposal would result in a taller vertical wall, over 7m in height up to the barn hip, and a longer ridge. This would result in a bulkier built form than existing and than approved and it is considered that the additional bulk is likely to have more of an adverse impact on the light to the rear of No.113 than the previously approved hip roof form.

On the west side of No.113 there is a ground floor lounge window and first floor bedroom window, which will lose some light and outlook as a result of the increased height of the side wall of the new building. In both cases, while

the affected rooms are also served by large, south-facing windows and the extent of harm is less significant as a result, the greater bulk at the sides of the dwellings will result in an increased sense of enclosure.

To the west, No. 109 is slightly more removed from the site (2.5m to the boundary compared with 1.3m for No.113). That dwelling has a large dormer on its side roofslope which faces the side of No.111. While a clear-glazed side window would not be permissible today, the proposed development must take into account the presence of the window, which will face the vertical wall of the new dwelling rather than the hipped roof of the existing bungalow on the site. There will be a separation of 4m between the dormer and the side of the new building and the proposed new roof will have some impact on light and outlook from the dormer. However, the room served by the dormer is also served by a south facing window and balcony and the impact on 109 is not considered to be unacceptably harmful.

Recommendation

REFUSE for the reasons:-

1. The proposed dwellings, by reason of their height, scale, bulk and roof form, would be out of keeping with existing dwellings in the immediate vicinity of the site and detrimental to the character and appearance of the street scene in this part of Old Fort Road. The proposal is therefore contrary to saved policies AG1 and AH2 of the Adur District Local Plan and the policies of the National Planning Policy Framework.

2. The proposed dwellings, by reason of their height, scale, bulk and roof form, would be overbearing and detrimental to the residential amenities of the neighbouring dwellings resulting in loss of light and an increased sense of enclosure. The proposal is therefore contrary to saved policies AG1 and AH2 of the Adur District Local Plan and the policies of the National Planning Policy Framework.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant, prior to the submission of the application. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Case Officer: Peter Barnett Date: 4 November 2013

Authorised by: Gary Peck Date: 4 November 2013