Development Management - Delegated Officer Report

Application Number: AWDM/1388/19 Recommendation – APPROVE

Site: 110 Old Fort Road, Shoreham-By-Sea

Proposal: Demolition of existing side extension and rear conservatory and construction of two storey front extension, roof extension to east side, single storey rear (south) extension with balcony over plus first floor extension with mono pitched roof to rear.

Date of site visit: 30th September 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached chalet bungalow on the south side of Old Fort Road. It is set back in the plot with a large front parking area as with other properties on the south side of the road. There is a large detached garage to the front of the property. The property is of gable roof design with a front gable projection. There is a flat roof single storey section to the east side.

Consent is sought to enlarge and remodel the building with the use of contemporary grey Cedral boarding and white render. The extensions include an additional large gable extension to the front of the building on the eastern side to provide a main entrance with accommodation above. The existing main gable roof is to be extended to the east also with the side flat roof additions removed. A wide sloping roof dormer style extension is proposed along the rear roof of the building south facing to provide first floor open plan living space. At ground floor to the rear a flat roof extension is proposed also the full width of the building, 2.7 metres in depth. Above the flat roof section is a balcony with privacy screens and a glass balustrade to the rear.

Amended plans have been received which show the side dormer style addition removed from the existing front gable on the bungalow. It was considered this this was detrimental to the appearance of the building and detracted from the simplicity of the front gable design.

Representations

3 Representations received: -

Owner/occupier of No. 108 Old Fort Road : - No objection to the majority of the proposed alterations however would ask that the new balcony does not extend further out than the balcony approved at no. 108. To ensure privacy for both parties.

Owner/occupier of No. 137 Old Fort Road – The property is advertised on line as an air b and b hosted by a business. Up to 15 guests Parking for 6 cars. By extending

the property I am concerned that there will be even more vehicles and more beds for even larger groups to stay. Also advertised is a large outdoor hot tub as a draw, a party atmosphere encourages extra noise to an otherwise residential area.

Owner/occupier of an unspecified address in Old Fort Road: - Do not object if used by owners as a private residence. However this is advertised as an air b and b and being suitable for ‘events.’ There have already been reports from neighbours who have been disturbed by people using the hot tub at 3:30am. This is a residential area and I do not feel that a large B and B is appropriate used of the property.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (February 2019)

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

In visual terms the changes proposed are acceptable. The extensions will enlarge the dwelling significantly however the scale of the building will be relative to other buildings on this side of Old Fort Road and its proximity to the side boundaries will not be out of keeping. Rear balconies and terraces with privacy screens are commonplace along the beach and the increased scale proposed here is not excessive as there are many other larger developments along this part of Old Fort Road. The use of new materials are also not of concern here as within Old Fort Road there is an interesting mixture of building design, scale and appearance with variation in use of materials of particular interest. Many sites have been redeveloped and do not represent the buildings that originally occupied the site.

In this case the general design of the building is to be retained with the gable roof, the new large gable feature replicates the style of the existing building. The overall scale of the building is increased and the building will be more prominent both when viewed from the street scene and the beach. However, as discussed above, this impact is acceptable and in keeping within the context of the existing street scene where other buildings have front projecting elements, including at No. 106 to the west.

Residential amenity

The main properties to be affected are those either side of the site no. 108 and no. 112 Old Fort Road. No 108 is currently under construction works completing development which was approved under AWDM/0363/19 in August 2019. The proposed works at no. 110 will not result in any overlooking, loss of privacy or overbearing impact in this case. The balcony at no. 108 is deeper than that proposed in this case and privacy screening is proposed in both cases to protect the amenities of the occupiers.

The main large gable projection is adjacent to no. 112. The gable will extend further to the north than existing and the existing roof gable will also be extended closer to the boundary with no. 112. It is however not considered that these works will be detrimental. There are no side windows to be impacted in this case by the additional width of the gable. The front gable projection is adjacent to a bay, however the depth is not such to warrant a refusal in this case. It is also noted that no objection or comment has been received from the occupier of No.112.

Other Matters

The building is currently advertised and used for air B and B. It is therefore assumed that when the works are complete this function will continue. Local residents are concerned that the increased accommodation provided by this proposal will result in additional noise and disturbance as an increased number of occupiers can use this facility. It is however the case that in terms of planning no change of use has occurred here and the building is still a residential property and therefore planning has no control over such use. We must therefore consider the proposals as we would any other householder application.

The objectors have been advised that if unacceptable noise and disturbance occurs to contact Environmental Health.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Grey Cedral Boarding and white render
4. No additional windows on the east and west elevation of the building.
5. Balcony screens on east and west side of the balcony 1.8 metres high and obscurely glazed.

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 22nd October 2019

Authorised by: Peter Barnett Date: 22 October 2019