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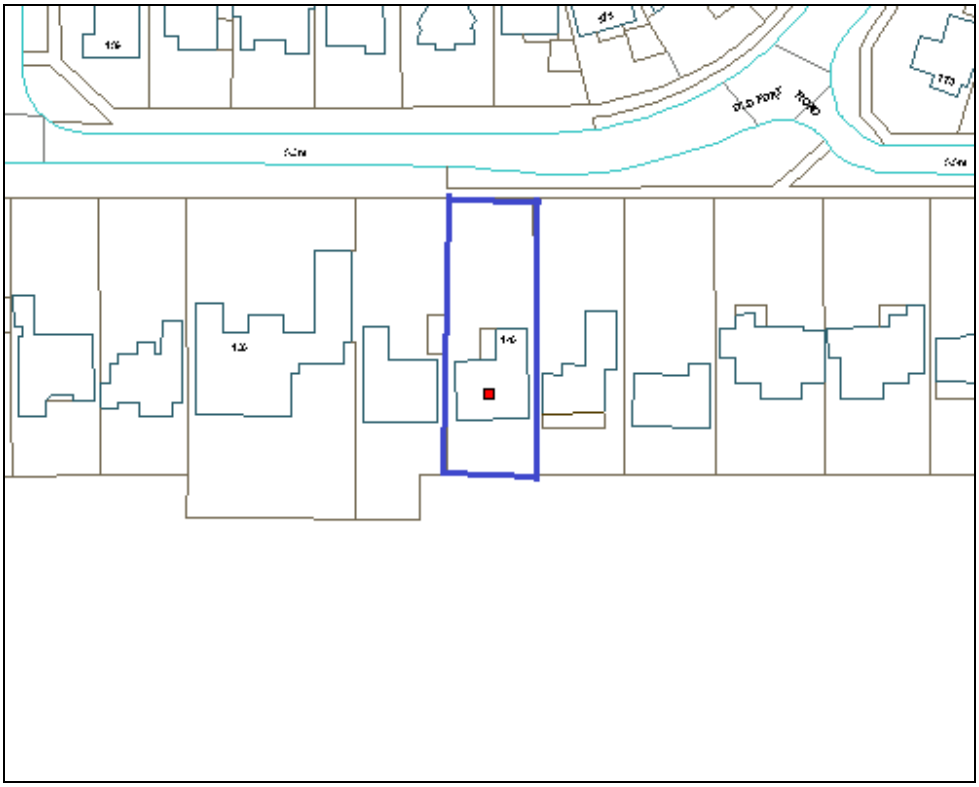
Application Number: AWDM/0832/14 Recommendation – Refuse

Site: 140 Old Fort Road, Shoreham-By-Sea, West Sussex, BN43 5HL

Proposal: First floor extension to front elevation and new dormer

Applicant: Mr Mark Trott Ward: Marine

Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application relates to a detached bungalow with rooms in the roof on the south side of Old Fort Road, backing onto the beach. It has a flat roofed garage which projects approximately 5.5m in front of the bungalow. The application proposes a first floor extension over the flat roofed garage to form two additional bedrooms. The extension would have a hipped roof with a ridge height matching the main ridge of the existing bungalow (6.7m). It will measure between 5.5m deep (measured from the existing

eaves) and 8.5m deep (at ridge level). It will have higher eaves than the existing dwelling with two obscure glazed windows in the side wall on the east elevation and a rooflight of the eastern roofslope. Windows are also proposed on the northern and western elevations.

The application also proposes to remove the existing flat-roofed dormer at the front with a new pitched roof dormer to sit within the existing roofslope. It will measure 4.1m deep, 3.2m wide and 3.2m high.

The Applicants foster young children and the purpose of the extension is to increase the number of bedrooms to enable them to off additional foster placements. The application is accompanied by a letter of support from the West Sussex Family Placement Team.

Relevant Planning History

Planning permission was granted by Adur Planning Committee for a gabled roof extension over the garage in 2001 (reference SU/213/01). It had a similar appearance to the current proposal, but with a gabled roof which pitched up from the existing garage with accommodation in the roofslope rather than the formation of a first floor as currently proposed. The height and depth of the extension in 2001 was the same as that now proposed, but it had a gable end rather than hipped roof as is currently proposed.

The extension was not constructed and permission has now lapsed.

Consultations

None

Representations

8 letters of objection received from the occupiers of 132, 134, 142 (2 letters), 144, 146 Old Fort Road, Shoreham Beach Residents Association and Rodway Planning Consultancy (on behalf of No.142) raising the following concerns:-

- Scale, form, height and design of extension would not be visually subservient and would be incongruous which would detract from character and appearance of the property and the surrounding area
- Overbearing and intrusive
- Introducing a tunnel effect
- Loss of light to north and west facing lounge areas, entrance way and hall
- Unneighbourly
- Loss of amenity
- There are no other 2 storey front extensions with a roof so close to, and running along, the boundary
- Will break the natural building line
- Use of property for fostering is no justification for such a large extension

- Will set a precedent
- Lack of consultation with neighbours prior to submission of application
- Question accuracy of submitted drawings in respect of the distance to the boundary
- Does not comply with Local Plan policies or supplementary guidance
- No sunlight or daylight models produced to demonstrate that it will not cause loss of light and overshadowing

In addition, a petition has been received, with 63 signatures, against the "precedent of neighbours extending into front gardens taking light and space from their eastern boundary neighbours".

4 letters of support received from 70, 138 Old Fort Road and 2 properties in Harbour Way:-

- Extension will provide more space for fostering
- Applicants have lived on the beach a long time and are an integral part of the beach community
- Extension maintains the traditional chalet style found on the beach
- Will enhance the appearance of the property
- Plot is large so extension will not be obtrusive
- Extended dwelling will be far smaller than houses recently built on beach

In addition, the applicants have responded to the objections made stating that the current application reflects the previous plans passed by the Planning Committee. Since then, other properties have extended in recent years with considerably greater bulk, height and projection than their proposal. Overall height and footprint of the existing house is not increasing. The affected windows are north facing and provide a minimal secondary light source.

Relevant Planning Policies and Guidance

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'
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

Local Plan policy AH7 refers to extensions to existing houses and bungalows and states that they should "not result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings" and design and materials should be "sympathetic to both the original dwelling and the area in general."

Supplementary planning guidance in the form of Development Control Standard No.3 states that "front extensions are particularly difficult to incorporate successfully with the existing house and streetscene. They should not usually extend significantly beyond the "building line", or abut side boundaries…..In the case of semi-detached or detached dwellings, front extensions will only be allowed where the extension can be successfully assimilated into the streetscene and not unduly affect neighbours."

Visual amenity

The proposed extension would be at the front of the dwelling and the depth of the extension from the existing ridge of No.140 to the front of the extension would be 10.5m. It would introduce considerable bulk to the dwelling, with the form of the extension resulting in the formation of a first floor with roof. This would be out of character with the form of the existing dwelling which is a single-storey bungalow with rooms in the roof. Front projections along the beach and this side of Old Fort Road tend to be single storey only.

The extension would extend to the top of the existing ridge and its significant depth and bulk would result in a dominant extension in the street scene. While Old Fort Road contains a wide variety in terms of the form and scale of dwellings, an extension of this scale at the front of dwellings has not generally been previously permitted. Other large developments along the beach have tended to involve extensive remodeling or rebuilding of dwellings rather than extensions to existing buildings. The applicants have highlighted a number of developments in the area which they consider are similar to this proposal, including extensions at no.136 and 120 Old Fort Road. However, while both of those did involve an extension over the garage at the front of the dwelling, the proposals involved adding a roof only with accommodation within the roofslope, rather than constructing a full floor with roof above, as is currently proposed. Furthermore, the relationship between properties differs along the street and each case has to be considered on its individual merits.

Planning permission was granted for an extension over the garage at No.140 back in 2001. The design of that extension was different, however, in that it was a roof

extension with accommodation within the roofslope rather than the additional floor and roof now proposed. It is considered that the design of the extension differs sufficiently to warrant a different decision to be made this time. Furthermore, while there has been no local policy change since 2001, the National Planning Policy Framework (2012) introduces a greater emphasis on good design which should "contribute positively to making places better for people." It goes on to state that "permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions." A further change since 2001 is the recent application for designation of the Shoreham Beach Neighbourhood Forum which has been set up in direct response to recent developments on the beach as a way of trying to influence the future growth and change on the beach in the interest of conserving its unique character.

It is therefore considered that the proposed extension would fail to respect the character of the area, by introducing a bulky and dominant extension projecting considerably forward of the "2 storey" building line.

Residential amenity

The proposed extension would project a considerable depth along the boundary with No. 142 Old Fort Road. That dwelling has a lounge window at the front which would be directly affected by the proposal and would suffer a loss of light and outlook as a result. The affected room does enjoy light from the south as well but it is a large room and the front (north) side would suffer from diminished light. The scale and bulk of the extension so close to the boundary would also be overbearing and introduce a sense of enclosure to the occupants of No.142. Less affected is a room used in connection with the occupant's business, located within a single-storey extension at the front of No.142, which directly faces towards the proposed extension but is at a greater distance than the lounge window.

Recommendation

REFUSE for the reason:-

1. The proposal, by reason of its height, bulk, scale and projection forward of the existing dwelling, would result in a dominant extension, out of character with the street scene and harmful to the visual amenities of the locality. The proposal would therefore conflict with saved polices AG1 and AH7 of the Adur District Local Plan, supplementary planning guidance comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' and the relevant policies of the National Planning Policy Framework.

2. The proposal, by reason of its height, bulk, scale, projection forward of the existing dwelling and proximity to the boundary with No.142 Old Fort Road, would result in a dominant and overbearing extension, causing a loss of light and outlook for the occupiers of that neighbouring dwelling. The proposal would

therefore conflict with saved polices AG1 and AH7 of the Adur District Local Plan, supplementary planning guidance comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings' and the relevant policies of the National Planning Policy Framework.

1st September 2014