Development Management – Delegated Officer Report

Application Number: AWDM/1603/23 Recommendation: Approve

Site: 88 Old Fort Road, Shoreham-by-sea

Proposal: Removal of pitched roof and construction of flat roofed extension at second floor level

Date of Site Visit: 16 January 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application property is a detached 2 storey pitched-roof dwelling located on the south side of Old Fort Road. It is proposed to remove the pitched roof and to construct a flat roofed extension to form a 3rd floor.

Permission was granted in 2011 to remodel and extend the house to form a three storey dwelling. At that time the extensions and alterations involved:

- The removal of the pitched roof and its replacement with a flat roof
- The addition of a second storey flat-roofed extension
- A single storey flat roofed extension at the front of the dwelling on its west side measuring 15m deep and 6.5m wide incorporating a garage and family room
- A new front courtyard to be formed between the extension and the eastern boundary with a 2.2m high rendered wall running between the end of the extension and the eastern boundary.
- The rendering of the external walls of the dwelling
- The formation of a first floor balcony across the rear partly on a pier and partly over an existing rear extension, served by external stairs

Part of this permission has been implemented, namely the front extension and courtyard. The current application seeks to amend the design of the second floor extension by increasing the extent of the top floor, making it wider and deeper. The rear balcony is no longer proposed.

Planning History:

AWDM/0583/11 - Extensions and alterations to remodel the house as a three-storey flat-roofed house (including ground floor front wing with double garage and external stairs on west side to rear balcony) - approved

AWDM/0184/13 - Non-material amendment following grant of planning permission AWDM/0583/11 to enable rear extension under previously approved balcony plus minor elevation changes.

Consultations:

None

Representations

None received

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 (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed extension is wider than the previous approval and sits closer to the front and rear edges. This has been amended from the original submission to provide slightly more of a set back at the front and rear although, due to the requirement for stair access to the 2nd floor, the north external wall adjacent the stair continues vertically up to the second floor in the same plane as the existing external wall.

It will appear as a larger addition than before. However, its set in from the sides and the amendments to the set back at front and rear, ensures that there will be a sufficient reduction in scale at 2nd floor level in common with other such extensions on the Beach to not make it appear unduly dominant.

Residential amenity

The roof extension is set in from the sides of the dwelling by between 1.6m and 2.4m and will not be overbearing or unduly affect light to its neighbours. Glazing is shown at the sides but it is either high level or largely screened by the parapet and should not therefore cause overlooking of the neighbouring dwellings. A condition is recommended to prevent access to the roof, other than for maintenance.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as specified
4. No access to roof other than for maintenance and repair

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 within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 16 January 2024

Authorised by: Gary Peck Date: 16 January 2024