Development Management - Delegated Officer Report

Application Number: AWDM/0664/18 Recommendation – APPROVE

Site: 108 Old Fort Road

Proposal: Remodelling of existing chalet bungalow to create new 2 storey dwelling including first floor extensions and alterations to all elevations with first and second floor balconies and external staircase.

Date of site visit: 03.07.18

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 on the plot with a large front parking area as with other properties on the south side of the road. A flat roof garage projects forward to the front of the bungalow, there are dormers to the front and rear of the building. Consent is sought to remove the roof of the bungalow, retaining the existing ground floor and to remodel the building to include first floor additions and enlargement of the ground floor footprint. A new contemporary form of design is proposed with use of light and dark grey render and aluminium windows with the use of sheet metal behind parapet walls for the roof materials. The building would be unrecognisable from that which currently exists. It appears as two sections of building to the east and west joined by a central 'tower.' Asymmetric roof design is used on the eastern side and flat roof on the west. The use of different colour render gives variation to the simple appearance from the front elevation. The rear elevation is more detailed with balconies/sun terrace and an external spiral staircase feature. The footprint is increased at ground floor with the rear of the building projecting a greater distance to the south, as originally submitted the front garage was also increased in width.

The submission has been reduced in scale from that originally proposed as a result of officer concerns. The front garage has been reduced in scale to the original footprint of the existing garage. Therefore, the first floor addition above has also been reduced. To the rear of the building the spiral staircase has been integrated within the existing building form to a greater degree. Details have also been provided to show how privacy to the adjacent property is retained whilst occupiers are using the staircase. Details of obscurely glazed and non opening windows were also clarified and balcony privacy screens shown. More information was provided in relation to the proposed materials and confirmation that details of materials could be conditioned. The plans showed 45 degree lines demonstrating neighbour impact.

Consultations

Shoreham Beach Residents Association: - A very good overall design providing a much needed architectural improvement to the existing home and area. No objection to planning permission being approved.

Adur and Worthing Council: - Environmental Health: - Contaminated Land: - A precautionary contaminated land condition is recommended and a PFA informative.

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 (July 2018)

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

As stated above although the ground floor of the building will be retained the proposed works will result in a remodelled building of contemporary design and materials it will not match in design any adjacent buildings. However 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. There is not a requirement here to retain the existing bungalow, it does not have architectural merit in this case. The character of this building will be lost by the proposed development. This would not result in any harm and the proposed new development is considered to add to the interest and eclectic mixture of building style in this locality. To the east of the site is a similar bungalow to the application site and to the west is a larger scale redevelopment.

The proposal will increase the height of the building by 2m. When viewing the development from Old Fort Road the roof height of the front section of building reduces from west to east, the lower section being adjacent to the neighbouring bungalow no. 110. The applicant's agent states that this relates to the adjacent building height to 'sit more comfortably in the street scene.' It is agreed that this is the case. The reduction in scale of this front section as shown on the amended plans also contributes to the reduction in scale to the eastern side of the building.

The proposed building will increase in scale and height from that of the existing bungalow however again in relation to the surrounding development this would not be out of keeping or detrimental here. The building is clearly visible from public views from Old Fort Road to the north and the beach to the south. Its increased scale, unique design and use of materials are considered acceptable here.

The details of the final materials to be used will be conditioned with details to be submitted prior to commencement of works.

Residential amenity

The main properties to be affected here at No. 110 the bungalow to the east and no. 106 the redeveloped larger dwelling house to the west. The amended plans show how the increase in depth of the building allows for a suitable relationship between the new development and existing, adjacent properties. The smaller scale bungalow with the proposed increased depth to the rear with addition of external staircase was an initial concern. The staircase has since been integrated into the building therefore reducing the rear projection adjacent to the boundary. The additional details submitted also show how the use of the spiral staircase will not result in any overlooking. Slatted screening is shown. This screening is also to the side of the sun terrace to limit overlooking when this is in use. A condition is attached to ensure that development is constructed in accordance with the submitted details. The amended plans show that there will be no significant loss of light or overbearing impact to the occupiers of no. 110 to the east. Privacy will be protected as set out above. In addition there are side windows proposed on the east elevation. These comprise of a ground floor window serving the garage, an external utility door and high level port holes. It is not considered that any of these openings will result in any overlooking which would be detrimental. Respectively they serve non habitable space, replace an existing opening and are high level so therefore no overlooking can occur.

No. 106 to the west is large in scale and deeper than the existing bungalow at the application site. The proposed development is not considered to result in any loss of light or overbearing impact in this case. The proposed balcony projects further to the rear than no. 106 yet this is not to a significant degree to impact detrimentally. A side privacy screen is proposed and a condition is attached to ensure that this is installed prior to occupation and remains in place at all times. Two windows are proposed on the ground floor west side elevation serving bathrooms, these will be obscurely glazed. The high level port hole window as above and as stated in the agent's email received 23rd July will be at a height to not result in any overlooking. The relationship between the proposed development and no. 106 is considered to be acceptable subject to the amended plans and attached conditions.

Contaminated Land

A contaminated land condition was recommended by Environmental Health. Due to the scale of the development it is considered that an informative is appropriate here and a PFA informative is also attached.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Details of materials to be submitted prior to commencement of works.
4. The spiral staircase hereby approved shall be, prior to occupation of the dwelling hereby permitted constructed and finished in accordance with details contained in the approved drawings to include Drawing no. 1335 DT 01 – received 23rd July which includes privacy screening. The staircase shall remain as such at all times unless prior written approval is given by the Local Planning Authority.
5. The balcony privacy screens shown on Drawing No. 1335 DT 01 and Drawing No. 1335 GA 04 B shall be installed prior to occupation of the dwelling hereby permitted. The screens shall remain in place at all times unless written consent is given by the Local Planning Authority.
6. The details contained in the agent's email received 23rd July 2018 shall be complied with and adhered to at all times. Including reference to the cill heights of the port holes and obscure glazing. Unless without prior consent from the Local Planning Authority.
7. No additional openings shall be formed in the east and west elevation of the building hereby approved.

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

1. Proactive with amendments
2. PFA informative.
3. Contaminated land informative.

Case Officer: Hannah Barker Date: 31st July 2018

Authorised by: Peter Barnett Date: 31 July 2018