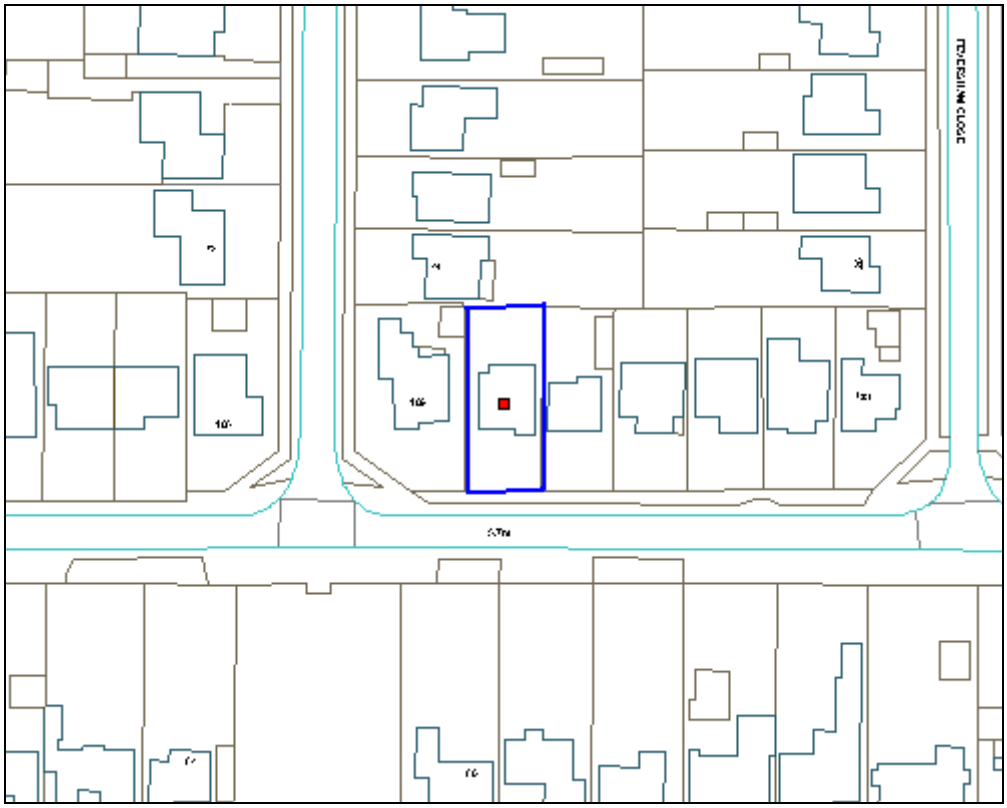
**Application Number: AWDM/0167/13** **Recommendation – Approve**

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

**Proposal:** **Demolition of existing chalet style bungalow and construction of 2 no. semi-detached, 2 storey, 3-bedroom dwellings**

Applicant: Mr Robert Brown Ward: Marine
Case Officer: Peter Barnett



**Not to Scale**

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## 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.

The application is proposing the demolition of the existing dwelling and the erection of a pair of semi-detached, 2 storey, hipped-roof, 3-bed dwellings. 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.

The site measures approximately 12m wide and 31.5m long and each proposed dwelling would sit within a plot 6m wide. Two vehicular crossovers would serve the site with parking for two cars in front of each dwelling. The dwellings would be 7.6m high and 11.7m long, including a two storey rear projection of 2.7m depth which is set in from the edge of the building by 1.4m at each side.

**Relevant site history**

AWDM/0167/12 – Demolition of existing chalet style bungalow and construction of 2no. semi-detached, 3-storey 4-bedroom dwellings – application withdrawn

**Consultations**

***West Sussex County Council:*** The Transport Planning Officer has no objection. From inspection of the plans and information provided, the applicant is providing 2 off street car parking spaces for each dwelling. It is not proposed for a turn on site to be made available; however, from observations of nearby neighbours operating similar driveways and the fact that Old Fort Road is a relatively low speed and trafficked area, there would be no highway concerns in this. The most recently available verified accident records reveal there have been no reported road traffic accidents in the direct vicinity of this site. Having entered the amount of car parking being provided in to WSCC's car parking demand calculator for that area, it would appear the development provides sufficient space for the expected number of vehicles.

***Adur & Worthing Councils:*** The Environmental Health Officer has no objection but recommends use of the precautionary contaminated land informative.

**Representations**

16 letters of objection received from the occupiers of 86, 88, 90, 109 (2 letters), 115, 116, 117, 123, 141 Old Fort Road, 2 Winterton Way, 41 Kings Walk, 168 Harbour Way, 11 Cromleigh Way, Southwick and an unspecified address, and including a letter from Stephen Bromley Associates on behalf of the occupiers of 109 and 113 Old Fort Road:-

- Overlooking of conservatory at property to rear (2 Winterton Way) from four windows rather than one
- Narrower plot than others in street where two dwellings have been permitted
- Plot is only suitable for one dwelling
- Loss of privacy

- Out of keeping with detached dwellings in this stretch of the road
- Will result in two small dwellings in an area of medium to large sized properties
- Overdevelopment on small plot
- Very high roof which could be extended into in future
- Inadequate parking
- Increased traffic and accident risk
- Will set a precedent
- Side access path will be very narrow for deliveries into side entrances
- Existing building is not dilapidated
- Why not build a single detached house with an annex if the family wish to stay together?
- Impact on foundations and driveway of adjoining property
- Increased noise and disturbance
- Two-for-one developments have occurred further to the west rather than in vicinity of the site and relate to non-standard, unmortgageable properties with wider plots
- Rear garden is below standard. Should not include front garden in calculations of private amenity space.
- Loss of sunlight to 113 Old Fort Road
- Shadow plans are misleading and do not give a true representation of impact
- Sunlight analysis uses wrong latitude
- Eaves overhang reduces gap to boundary to just 600mm
- Will reduce sense of space and be closer to neighbouring properties
- Existing building is not dilapidated and could be reused
- Request that PD rights are removed if permission for houses as granted

7 letters of support received from the occupiers of 1 Ferry Road (2 letters), 35 Cheal Close, 4 East Meadway, 13 Southview Road, Southwick and 2 Oakleigh Road, Worthing and an unspecified address:-

- The building would fit in with its surroundings and is smaller than many new properties in the street
- Good design
- It is great that the family is trying to stay together
- Additional housing is needed in the South

- Replacement of old properties with modern, energy efficient houses in Old Fort Road is common
- Will improve the area

The applicant's agent has also written in response to the letter from Stephen Bromley Associates making the following points:

- There is no policy basis for objecting to size of proposed houses or to plot density
- The objection concedes that floorspace standards are met
- The character of the road is varied and is undergoing a transition
- Objectors provide no evidence to support their comments about shadow plans
- 1m distance to boundary is measured from external wall not eaves
- A view over neighbouring gardens from first floor windows is normal
- The roof would be unusable as habitable space but happy to accept restriction on PD rights

**Relevant Planning Policies**

The South East Plan 2006-2026 (GOSE 2009): SCT1, SCT5, SP3, CC6-7, H1-2. H5, BE1-2
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)
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 and the housing requirements of the South East Plan. Priority is given to use of previously-developed land. However, any development should respect the character of the local area.

***Visual amenity***

Contemporary developments are increasingly common along the street, including some 'two-for-one' redevelopments, although this has been

concentrated towards the western end of the street and on the south side facing the beach. The construction of 2 dwellings to replace one has tended to be where there were small bungalows rather than more substantial houses or chalet-style properties, such as this. However, every application must be considered on its individual merits and characteristics.

This particular part of Old Fort Road is characterised by more traditional, two storey hipped roof houses of relatively uniform height and the architect has reflected this form by designing a building which has the appearance of a single hipped roof dwelling although it will provide two dwellings. It is 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 existing building, in common with others along this stretch of Old Fort Road, is a relatively wide property that fills much of the plot. While this part of the street is characterized by single dwellings of substantial form, the proposal would maintain the general form of the neighbouring development and it is not considered that it would appear as cramped, out of character or harmful to the street scene.

The 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. It would also be constructed on the same front building line as No.113. While the roof form would be fully hipped rather than gabled at either end, as can be found at Nos 113- 117, there is a wide variety of roof forms in the vicinity of the site including opposite, adjacent at No.109 and on the other side of the junction with Winterton Way. Consequently, the roof form and scale of building is considered to be acceptable.

***Residential amenity – existing residents***

The most affected neighbours are those on both sides (109 and 113) and the bungalow at the rear in Winterton Way (No. 2) the rear garden of which runs perpendicular to the site.

The existing dwelling projects beyond the nearest rear wall of No. 113 by approximately 3.8m. Its 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, 5.2m in height, with a hipped roof above that. This would result in a bulkier built form than existing but it is not considered that the impact on the light and outlook on the occupiers of No.113 would be so harmful as to warrant refusal of the application, particularly when it should be considered that a single dwelling of similar form on this plot would be difficult to resist.

The building would not breach a 45 degree line measured from the middle of the nearest ground floor window at No.113 which is an indicator that the impact on light and outlook to that room (kitchen) would not be harmful.

Sunlight to the north facing rear garden of No.113 is restricted by the existing house at 113 and its neighbour but it is not considered that the proposal will significantly worsen that situation with the hipped roof design helping to reduce any adverse impact on light to neighbouring gardens. The proposed relationship between the dwellings is similar to that which can be found in the majority of street scenes and it is not considered that an argument to refuse the application on sunlight grounds is sustainable.

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, however, the affected rooms are also served by large, south-facing windows and the extent of harm is less significant as a result. A separation distance of 2.3m would be maintained and, on balance, the proposal is not considered to be detrimental to the light and outlook of the occupiers of No.113.

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 hipped roof will ensure that the light and outlook from the dormer will not be significantly curtailed. The room served by the dormer is also served by a south facing window and balcony. Only high level bathroom windows are proposed at the side which can be required to be obscure glazed by condition.

The proposed dwellings would be brought forward of the existing front wall of No.111 by 1.2m to be in line with No.113 and 2.5m in front of No. 109. While it will have a marginal impact on light and outlook for the occupiers of No.109, it is not considered that it will be sufficiently harmful to warrant refusal in view of the separation distance and hipped roof form of the new building, plus the presence of south facing windows at the front of No.109.

At the rear, No. 2 Winterton Way runs perpendicular to the site with a rear conservatory and garden that would be 11.2m from the rear of the new dwellings. It also has a rear extension further north with patio doors facing the site. The side of the conservatory has only high level windows at the southern side facing the site which are screened internally and views into the conservatory are difficult to obtain. The garden itself is screened to some extent by a panel fence which is taller than the existing boundary wall. The four bedroom windows on the 1st and 2nd floors of the proposed houses contrasts with the single 1st floor rear window that exists but loss of privacy for residents in 2 Winterton Way is not considered to be so significant. It already experiences overlooking from 113 Old Fort Road for example.

Two of the rear windows in the new building are recessed 2.7m further back than the other bedroom windows and are relatively small while the proposed

building itself will be approximately 0.3m further from the rear boundary. While there will inevitably be some overlooking, it is not considered that it will be materially worse then is experienced elsewhere on the Beach where larger dwellings face the rear of smaller bungalows.

***Residential amenity – proposed occupiers***

The new dwellings would meet the internal space standards as set out in the Council's guidance. However, the rear gardens would each be just 64sqm in area, below the 85sqm required for a small semi-detached house. However, there will also be a small patio area at the front of 15sqm which increases the overall amenity area to around 80sqm. The shortfall is not considerable and is acceptable.

***Accessibility and parking***

The dwellings will each be served by 2 car parking spaces on a hard surface at the front of the site. West Sussex County Council has confirmed that the number of parking spaces is sufficient and there is no highway objection. Parking at the front of the dwellings along Old Fort Road is common and there is no objection to this arrangement in general. A bicycle store is also proposed in the rear garden of each dwelling.

**Other matters**

A number of representations have been received relating to the applicant's family circumstances and the reasons for the application. However, the proposal must be considered on its planning merits only and this report has therefore addressed the material planning considerations of the case only.

**Recommendation**

**APPROVE** for the reasons:-

The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to:

1. 3 year time limit
2. Remove PD rights Classes A-E
3. Side windows to be obscure glazed and non opening below 1.7m
4. Materials to be submitted and agreed
5. Cycle storage to be provided
6. Access and parking to be provided

7. Landscaping details, including to front patio and parking area
8. Approved Plans

Informatives:

1. The applicant is advised to contact the Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex BN13 2QB, Phone: 01243 642105 to obtain a licence for the site access/dropped kerb works.
2. EHO contaminated land precautionary
3. EHO demolition notice required
4. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2nd April 2013