Development Control – Delegated Officer Report

Application Number: AWDM/0123/13 **Recommendation – Approve**

Site: **89 Old Fort Road, Shoreham-By-Sea, West Sussex**

Proposal: **Minor material amendment to ADC/0313/10 (erection of 2 semi detached flat roof three bedroom houses) –Flat roofs to be replaced with pitched roofs, front balconies with flat coping and balustrade, white uPVC windows proposed.**

Date of site visit: 5th March 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission is sought for a minor material amendment to the previous approval which was granted in October 2010 under ADC/0313/10. Consent was granted for the demolition of the existing bungalow and the erection of 2 semi detached flat roofed three bedroom houses with front balconies and 4 parking spaces, work has yet not commenced.

The amendments include the addition of a hipped roof which will take the maximum height of the building from 6.4 metres (to the top of the chimney) to 7.2 metres to the proposed ridge. Velux windows are proposed on the front and both sides of the roof slope. These windows are to serve the family bathrooms and en-suites. The roof space is not to provide additional living accommodation.

Also proposed is the removal of the curved design to the front balconies and replacement with flat coping and balustrade. White uPVC windows are now proposed to replace the previously approved grey metal framed windows.

The applicant's agent has stated that the change to the pitched roof is to provide a more weather tight building.

These changes only are for consideration in this case, the planning permission for the dwellings as originally granted still stands.

Currently the application site is a detached bungalow located on the north side of the road within the residential area of Shoreham Beach. The surrounding residential area is charactised by a diverse range of dwelling types and style with some significant variation in plot size.

Representations: One letter received from the owner/occupier of No. 27 East Meadway to the rear of the site. Confirmation was requested as to the use of the roof space proposed and confirmation that the footprint and siting of the building were to remain the same.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.2 ‘Space Around New Dwellings and Flats’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The principle of redevelopment of the site to provide two dwellings remains unchanged. The issues for consideration are the impact of the proposed changes outlined above on the character and appearance of the locality and street scene and impact on residential amenity.

Visual amenity

When assessing the previously approved scheme for the two storey dwellings it was considered that although the existing bungalow is one of three similar in style next to each other in this part of the road, the acquisition of the land from no. 87 would alter the proportions of the site and rhythm of the setting of the three bungalows (nos. 89-93.) The bungalow as existing is seen against a background of two storey buildings in East Meadway and it was considered that the principle of two storey dwellings at this site would be acceptable and would not appear unduly out of keeping in design or scale for the locality.

It was also considered that the contemporary design and use of materials were considered to be acceptable in the light of the eclectic mix of building designs and styles which contribute to the character of this part of Old Fort Road.

In the light of the above it is considered that the addition of the shallow pitched roof would be acceptable in this case. The eaves will be lower than the permitted parapet wall and this is considered to improve the proportions and overall design of the building. It is considered that the hipped roof design would be more in keeping with the adjacent more traditional style bungalows within this part of the street. The dwellings to the rear of the site are two-storey with hipped roofs of varying styles. There are both hipped and flat roof properties on the opposite side of Old Fort Road. This will result in a building of increased height however the impact on the street scene is limited and the amended design will not be out of keeping. The use of slates will complement the proposed building design and approved materials.

The alterations to the balcony design and use of white uPVC windows are details that are also considered to be acceptable with regards to visual amenity. The building design proposed is unique and therefore any changes would not be required to replicate adjacent dwellings. The alterations proposed are in keeping with the overall design of the scheme and would not be detrimental to the character and appearance of the street scene.

Residential amenity

The main issue with regards to residential amenity is the proposed increase in height of the buildings by a maximum of 0.8 metres to the ridge. The proposed eaves are lower than the approved parapet level. It is not considered that this increase will have an adverse impact on the dwellings to the rear, the roof pitch is shallow and the dwellings remain at two storeys with no additional storey or significant increase in height beyond that of the adjacent two storey dwellings. The dwelling directly to the rear is at a minimum distance of 22.9 metres, therefore there is ample spacing between properties.

Accessibility and parking

The access and highway arrangements remain unchanged from that previously approved.

Recommendation

APPROVE for the reason:-

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)

1. The development hereby permitted shall be carried out in accordance with the following approved plans: -
Drawing no. 01 Rev B – received 21st February 2013
2. No development shall take place until details of walls and fences have been submitted to and approved.
3. The dwellings shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved.
4. No work shall be carried out until effective wheel cleaning facilities have been installed in accordance with details to be submitted.
5. Provision for temporary parking and loading/unloading of all contractors vehicles buildings, plant and stacks of materials.
6. No windows or other openings shall be formed in the north, east or west walls of the building without the prior permission of the Local Planning Authority.
7. The first floor windows in the northern elevation shall be obscurely glazed in the lower 50% at all times.
8. The first floor windows on the east and west side elevations shall be fitted with obscured glazing at all times and be permanently non-openable.
9. Details of materials and finishes shall be submitted to and approved by the LPA.
10. Details of drainage and means of disposal to be submitted.
11. Details of cycle stores to be submitted and approved.
12. 3 year time limit.

Informative

1. 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.

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

Case Officer: Hannah Barker Date: 19th March 2013

Authorised by: Jo Morin Date: 19 March 2013