Exp 24/9

Development Control – Delegated Officer Report

Application Number: ADC/0462/07 **Recommendation – Permit Application**

Site: **124 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HL**

Proposal: **Proposed ground and first floor extensions. Conversion of roofspace including extending existing roof**

The Application

The application site contains a detached double storey dwelling with brick elevations, a tiled roof with gable ends on both side elevations and an incorporated single bay garage. The property has a large front garden with the building located on the southern side of Old Fort Road well set back from the road. To the rear a relatively small garden opens directly onto Shoreham Beach.

The original house dates back to the 1950's and was extended to the rear with a sunroom and balcony in the late 1970's. In July 2007 Council refused an application to replace the 1970's extensions and:

- Extend the entire frontage of the building some 4.5m towards the road at ground level with a flat roof to incorporate a double garage, entry hall, sauna, gym and an externally accessible wet room;
- Extend a 5.2m wide portion of the building along its eastern side a further 4.8m with a flat roof to accommodate a study;
- Create a protrusion with the same dimensions at first floor level along the eastern side of the building with a gable end roof to accommodate a guest bedroom;
- Extend the entire width of the building some 1.8m towards the rear at ground level to accommodate an expanded dining and living room areas;
- Erect a first floor balcony above that extends a further 1.1m (or 2.9m in total) beyond the rear ground floor extension;
- Raise the ridge height of the roof by 0.6m to allow for conversion of the loft space into two additional bedrooms with attached ensuites with a glass dormer at the front providing room for access, and two velux roof terraces as private balconies; &
- Install a stainless steel flue on the western side of the dwelling.

The grounds for refusal related to size and dominating feature of the glazed dormer which was considered to be out of keeping with the building and out of character with the area as a whole.

The application now submitted retains all of the above features with exception to the glazed dormer. To provide natural light into the landing the loft conversion layout has been rearranged to incorporate a much smaller gable dormer to the rear of the building.

Old Fort Road provides an eclectic mix of building designs with various types of properties varying in both height and scale. There is also no uniformity in the building line with many having been extended to the front in a piecemeal fashion. To either side of the dwelling are double storey houses that have been modified to varying degrees, both of which include front extensions and loft conversions.

Consultations and Representations

Council has received no representations with respect to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:	LOC 1	(Locational Strategy)
	DEV 1	(High Quality Development)
Adur District Local Plan:	AG 1	(General)
	AH 7	(Extensions & Alterations for Householders)
Development Standard No.3:	Extensions & Alterations to Dwellings	

Planning Assessment

Visual Amenity, Character & Appearance of the Existing Building

The proposed single and first floor front extensions are considered acceptable in that they will break up the front elevation of the dwelling in a manner that is in keeping with the scale and character of existing development along Old Fort Road. In particular, the extent of the front protrusion is roughly equivalent to existing additions that have occurred at No.'s 120, 122 and 128 Old Fort Road.

Raising the roof and conversion of the loft will similarly have no significant impact on the streetscene or adjacent houses, with the resultant roof height being similar to that of adjoining No.122 which has already undergone significant alteration and modernisation. Replacement of the front glazed dormer with the smaller rear gable dormer further ensures that sufficient natural light is allowed into the loft without the appearance and original character of the building being materially impacted upon. The dormer (traditional in style), will also enhance the articulation of the rear elevation and ensure an attractive appearance is created when viewed from the adjoining public beach.

On the basis that the proposed stainless steel flue is located on the side of the dwelling, is small in diameter, is set back to the rear of the dwelling and will not project higher than the ridge of the roof, it is similarly considered not to have any detrimental impact on the character of the building or surrounding streetscene.

With respect to building materials a condition of approval can ensure that those used match the existing building consistent with Council's established practice on such matters.

Residential Amenity & Impact on Neighbours

The main properties affected by the application are those directly adjacent to the site being No.'s 122 and 126 Old Fort Road. Despite the front and rear extensions proposed, the multiple storey portions of the dwelling remain generally in line with that of the adjoining properties, meaning that the increased height and bulk of the building is unlikely to adversely impact adjoining dwellings in terms of increased overshadowing.

Of the side elevations into those adjoining dwellings there exist one side kitchen window into No.122, however this is not a primary window with the building having an expanse of glazing to the rear allowing natural light into this area. To the side of No.126 there are three windows, however again they are secondary windows with the rooms having alternative access to natural light from other sources.

With respect to privacy it needs to be acknowledged that there are already numerous houses in the vicinity that have dormer and/or velux windows in the rear elevation. Furthermore, the application proposes to replace an existing balcony, and the building itself already has bedrooms at first floor level facing to the south, meaning that the proposal is unlikely to result in an increased level of overlooking into adjoining rear gardens. Notwithstanding the above, it would be appropriate in this instance to require opaque glass ends to the first floor balcony, consistent with determination of a similar balcony at adjoining No.122. Given the size, their limited usability and their being recessed into the rear roof plane, a similar condition is not considered necessary for the loft terraces.

Whilst the 95m^2 size of the rear garden drops slightly below the 100m^2 minimum recommended by Development Control Standard No.3 for large detached dwellings, a variation to that standard is considered acceptable in this instance given the expansive size of the front garden and the availability of excess amenity area in the form of the adjoining beach.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (standard time limit)

2. C12Ei (match external materials)

3. The rear balcony shall, prior to commencement of its use, be provided with opaque privacy screens on each side, which shall thereafter be permanently retained. These screens shall be a minimum 1.8m high from the floor level of the balcony and details shall be submitted to and approved in writing by the Local Planning Authority prior to their erection.

   Reason: *To prevent overlooking and to comply with Policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

Case Officer: D. Reynolds

Date: 13/9/07