Development Management - Delegated Officer Report

Application Number: AWDM/1181/23 Recommendation – APPROVE

Site: 82 Old Fort Road, Shoreham-by-Sea, BN43 5HA

Proposal: Formation of first floor roof terrace to the rear, extension/joining and re-cladding of two existing rear dormers and minor alterations to ground floor front elevation.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

No. 82 is a 1 ½ storey detached dwelling, located directly on the beach within the Shoreham Beach Estate. It has existing rear ground floor extensions across the full width of the property and has 2no. dormers within its rear roofslope together with 3no. rooflights. The topography of the land slopes at the back, meaning that there are steps leading down from the rear patio to the rear section of the garden. Within this rear garden area is a swimming pool.

The front elevation has a centre, two storey flat roof block section, whilst the roofslopes either side of this block being maintained. A flat roof garage sites forward of the house on its west side, and in front of the garage lies a drive up to the road.

The street scene is characterised by predominantly detached dwellings of single and 1 ½ storey and two storey dwellings. Many of which have been modernised and extended over the years, meaning that many now are of a contemporary design.

As the site is on the beachfront, a Flood Risk Assessment has been submitted.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to:-

- Extend each of the rear 2no. dormers in order to link them together, thereby making 1no. dormer;
- The internal space created by the extended dormer will provide a first floor day room and shower room;
- New dormer to have full height glazing doors, windows and fixed panels;
- Existing rear rooflight to be enlarged;
- Utilizing the existing flat roof of the kitchen, provide a rear roof terrace over;
- Glass balustrade screen around the created roof terrace;

- Replace PVCu horizontal cladding of existing to vertical timber cladding on elevations of the resultant dormer;
- Replace 2no. glazed full height doors on front (north) elevation, for windows with cill heights of 900mm

Relevant History: None

Representations: Original Plans**:** Objection - 84 Old Fort Road

- Object to the plan as submitted due to the balcony glass not being specified as obscured and the height of 1.8m
- Proposed balcony will lead to loss of privacy to the bedroom nearest to it
- Direct overlooking from the balcony
- A remedy of the direct overlooking could be to pull back the depth of the proposed balcony (front elevation) to an agreed amount, to ensure that privacy is not compromised to the bedroom in question
- Additionally, new window to east elevation of first floor dormer not specified as obscure glass.

Amended Plans – no comments received

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The resultant rear dormer will consolidate the existing 2no. dormers into one, and apart from the change in cladding, will not have any material effect on the either the visual or residential amenities of the neighbouring properties or the wider landscape. The dormer is to the rear of the dwelling and the dwelling directly abuts the beach. A timber jetty walkway along the beach, in an east west position allows members of the public to walk along the shingled area, but this is positioned more than 45m from the dwelling.

The existing roof of the existing kitchen will be utilized as a rooftop terrace, and balustrading with glazed screening will be put in place, and with regard to the neighbours comments regarding the balcony and its relationship with their property, the plan has been amended to provide a 1.8m high obscured glazing screen on the east elevation of the proposal. The 1.8m high obscure screening will satisfactorily cover the issues of overlooking to the neighbouring property to the east.

The property boundary to the west is some 9.5m from the west side of the proposed balcony, and thereby, it is not considered that their existing residential amenities will be materially compromised by the terrace.

The changes to the front elevation will be to existing fenestration, and will be largely to reduce the overall height of the existing full height glazed windows/door, down to smaller windows, and to narrow one set of full height glazed window/door. These changes will not compromise the existing design or the greater street scene.

The Shoreham beach estate, has many dwellings now updated to provide a modern eclectic interpretation, including change to materials. It is thereby considered that the changes proposed on this application i.e. change of materials of the dormer cladding; the change to the fenestration; and the addition of the roof terrace will be readily assimilated within the street scene, and will be a thoughtful design amendment.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit
3. Materials
4. 1.8m high screen

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 2 November 2023

Authorised by: Peter Barnett Date: 2 November 2023