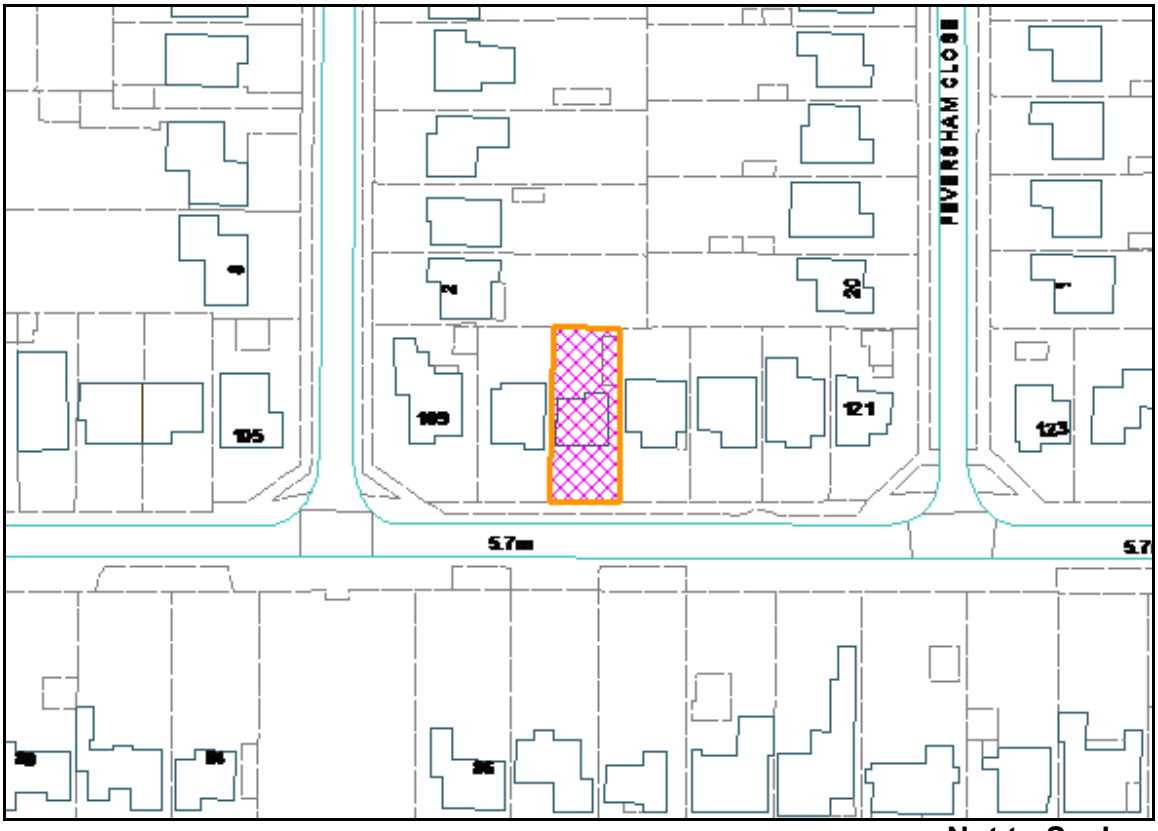
Application Number: AWDM/1765/14 **Recommendation – APPROVE**

Site: **113 Old Fort Road, Shoreham-By-Sea West Sussex, BN43 5HB**

Proposal: **Roof extension and alteration (including increased height, extension of roof forward to enclose existing first floor balcony at front and raising of eaves at rear) to form rooms in roof with balcony in new roofslope to front (south) elevation and rooflights to rear (north) elevation. Two windows to side (east) elevation.**

Applicant: Mr S Campbell Ward: Marine
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application property is a two storey detached dwelling with a pitched roof on the north side of Old Fort Road. It has a gable projection on its east side at the front and a

first floor balcony on its west side. To the east of the site are further detached two storey dwellings of similar height and design but with front balconies across the full width of the properties. To the west there is a chalet bungalow also of similar height to No. 113. Permission has been granted to demolish that bungalow and construct 2 no. semi-detached, 2 storey, 3-bedroom dwellings (AWDM/0167/13). At the rear is the rear garden of 2 Winterton Way, a bungalow which is positioned at right angles to the west of the site.

The application is proposing to extend and alter the profile of the roof of the building to enable accommodation to be provided within the extended roofspace. The bedroom to be provided would have a balcony partly set within the roofslope but with a screen guard which would project beyond the roof plane.

The extension would involve bringing the roof out at the front to enclose the existing balcony. The new roof would line up with the gable on the east side of the dwelling. The roof would also be raised by 0.2m with eaves 1m higher at the rear and two new rooflights within the rear roofslope. The new roof would have a flat section to keep the overall increase in height to a minimum.

Relevant Planning History

ADC/0319/08 - 2 storey rear extension (including demolition of existing conservatory) and extension and re-shaping of roof to form 3rd floor with front balcony – Refused

Consultations

None

Representations

1 letter of objection received from the occupier of 116 Old Fort Road:

- The block of houses on the north side of Old Fort Road between Winterton Way and Feversham Close (including No. 113) are all two storey and detached. None have rooms in the roof or a third storey. The proposal is therefore incompatible with the street scene.

1 letter of support received from the occupier of 88 Old Fort Road:

- This is an elegant solution.
- Better to improve an original house rather than demolish and redevelop
- Many varied houses on north side of road so this design not out of character

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises upgrading of 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

Old Fort Road has a varied street scene but there is some consistency in scale from the application site eastwards.

The proposed alterations will result in a more prominent roof but the existing two storey form with pitched roof over will be largely maintained. The height of the building will be increased by 0.2m, with a new flat roofed section on the top of the building keeping the height down. The building is already slightly taller than its neighbour to the east (No.115) and the proposed increase will make that difference in height more noticeable. It will also be marginally higher than the approved pair of houses on the site to the west at No.111. However, the increase will not make it higher than the ridge of the existing chalet bungalow on that plot.

While the dwellings between Winterton Way and Feversham Close are two storey houses or chalet bungalows, there are examples of 2 storey houses with rooms in the roof slightly further west at Nos. 129 and 131; those being two storey houses with dormer windows in the front roofslope. The current proposal does not involve building a projection from the front roofslope other than guard rails around the partly inset proposed balcony. On balance, it is not considered that the alterations to the height or roof profile will have a significant visual impact since the two storey form will be largely

retained and, in the wider the street scene, it is not considered that the building will appear unduly prominent or out of keeping.

The enclosure of the first floor balcony and 'squaring' of the front elevation will not bring the front of the building any nearer to the street and the proposal maintains the overall building footprint.

At the rear, the building will have a higher eaves level and a reduced area of roofslope as a result of the altered roof pitch. However, this will not be visible from the public domain and is not considered to be visually harmful.

Residential amenity

The alterations and extensions will add more bulk to the flank of the building but it is not considered that it will result in any adverse impact on the occupiers of the neighbouring dwellings.

The roofslope of the bungalow at No.111 facing the site contains no windows and will not be affected. The approved dwellings on that site will have high level, obscure glazed windows at the side which will also not be adversely affected by the proposal. Proposed new windows at the side are to be obscure glazed to prevent overlooking.

To the west, there is a first floor bedroom window in the side facing the site. The affected room is also served by a front facing window and the impact on light is not therefore considered to be adverse.

At the rear, the extended roof will not have an adverse impact on the nearest bungalow in Winterton Way as there will continue to be a distance of 13m to the boundary. The bungalow itself is further away to the west and at right angles to the site. No additional windows are proposed other than high level rooflights, a minimum 1.7m above the internal floor level to prevent overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. External materials to match existing
3. Obscure glaze side windows
4. No additional side windows
5. Approved plans