Development Management - Delegated Officer Report

Application Number: AWDM/1877/19 Recommendation – Approve

Site: 138 Old Fort Road, Shoreham-By-Sea

Proposal: Application for variation of condition 1 (approved plans) of AWDM/1362/18 Demolition of existing bungalow and construction of a three-storey flat-roofed 4 bedroom detached dwelling with terraces at 1st floor to North and South elevations and at 2nd floor to South elevation to increase the size of the en-suite bathroom at second floor and omit the roof terrace from the en-suite; extend first floor terrace (south) to the mid section; alterations to length and number of ground and high level windows to East and West elevations; minor alterations to size of windows to North elevation

Date of site visit: 30 November 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted in March 2019 for the demolition of the bungalow and garage and construction of a three storey flat-roofed dwelling with a contemporary appearance (AWDM/1362/18). It would have 4 bedrooms, 3 of which will be on the ground floor with the 4th at second floor level. The main living accommodation will be on the first floor. A new garage is proposed to the front on the opposite side of the plot to the current garage.

The second floor is set in from the ground floor and only occupies the western half of the building. It will have a small first floor terrace leading off the kitchen at the front and a larger terrace across the full width of the building at the rear, at first floor level, with a smaller terrace leading off the master bedroom at second floor level at the front and rear.

External materials will comprise light brickwork at ground floor, with both blonde and untreated silver cladding on the upper floors. Solar panels are proposed for the roof of the garage and the second floor roof.

This application seeks to make several minor material amendments to the design.

Relevant Planning History

AWDM/1362/18 - Demolition of existing bungalow and construction of a three-storey flat-roofed 4 bedroom detached dwelling with terraces at 1st floor to North and South elevations and at 2nd floor to South elevation - approved

Consultations

West Sussex County Council: The **Highways** Officer has no objection. The newly submitted plans would see minor amendments to the structure of the property, none of which would be seen to affect the parking or access arrangements previously permitted.

Adur and Worthing Councils: The **Environmental Health** Officer has no comment

The **Engineer** has no comments to make

Environment Agency: No objection subject to condition requiring finished floor levels being set no lower than 6.3m AOD.

Southern Water: Requires usual informatives

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 18, 20
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Principle

The proposal comprises upgrading 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

The current building is a modest bungalow and is noticeably smaller than its neighbour to the west which has been significantly extended (No.136) and east (No.140) which is a chalet bungalow with a two storey front extension.

The replacement of the current hip roofed bungalow with a three storey contemporary dwelling will introduce significant change to the plot in terms of visual appearance and scale but it is not considered that it will be out of character when viewed within the context of Old Fort Road as a whole. There is a wide variety of housing design and scale along the road and three storey dwellings are common on the south side of the road.

It will be 2.6m taller than No.140 but will have a stepped roofline, with a lower building height closest to the No.140 which will be approximately only 0.5m higher. Its overall height will be lower than the ridge of No.136.

While having three storeys, the building is to be stepped in as it increases in height, thereby avoiding a continuous 3 storey vertical wall. Amendments to the proposed use of external materials also help to distinguish between each floor and to add variation and relief in tone.

At the front, the proposed garage will project to the same depth as the garage at No.136 and will not therefore appear unduly intrusive.

Overall, the proposed building is considered to be appropriate to the plot and visually acceptable in the wider street scene.

The proposed alterations do not have a significant impact on the appearance of the building. The main change is the enlargement of the en-suite at second floor level at the front of the building. This results in a greater projection forward at second floor than approved but it will remain stepped back from first floor level and will not result in a three storey vertical wall.

Residential amenity

The extended second floor is at the front of the house on its west side and does not result in a harmful impact to neighbours. No.136 to the west has a blank roofslope closest to the boundary and will not therefore lose any light or outlook. No.140 to the east is not considered to be adversely affected by the changes either.

The increase in the size of the first floor terrace results in it projecting slightly further south than approved, with an angled design, enabling views towards No.136 to the east. However, there are already clear views from the rear 1st floor terrace at No.138 towards No.136 and, being centrally positioned, this slight enlargement will not result in a serious increased loss of privacy.

No.140 to the west is currently protected from overlooking by the pitched roof at the western end of the existing rear extension. The proposed first and second floor terraces will introduce overlooking to a recessed area at the side/rear of the house which contains a swimming pool. 1.8m high frosted glass privacy screens have therefore been added to the west side of the terraces.

Flood Risk

The site lies partially within Flood Zone 3 and a Flood Risk Assessment has been submitted. It is proposed to set the finished floor level of the house at 6.3m AOD which is design flood level of 6m plus 300mm. Consequently, ground floor accommodation will be located outside of the flood zone. Safe refuge can be achieved on the upper floors in any event.

The development is considered to be safe and will not increase flood risk at the site or neighbouring properties.

Parking and access

The proposal uses the existing dual access points to serve the new dwelling; which provides an in-out arrangement. There will be adequate parking available within the proposed triple garage and on hardstanding in the front garden. No highway concerns have been raised.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. External materials
4. Car parking
5. Landscaping
6. The development shall be carried out in accordance with the submitted flood risk assessment (November 2018, HOP) and the following mitigation measures it details:
   Finished floor levels shall be set no lower than 6.3 m above Ordnance Datum (AOD).
   These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.
7. CMP
8. Working hours
9. Remove PD Classes A-C
10. Privacy screen to be erected before first use of terraces

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

- 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.
- PFA
- Contaminated land precautionary
- Southern Water
- Demolition Notice
- PSH informative

Case Officer: Peter Barnett Date: 2 January 2020

Authorised by: Gary Peck Date: 6 January 2020