EXPIRES 01/16

Application Number: ADC/0109/10 Recommendation - Permit

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

Proposal: Newbuild **5-bedroom detached** house (to replicate same **appearance as previous permission ADC/0415/09)**

The Application

The former planning permission (ADC/0415/09) was for extensive alterations to the original 1950's house which comprised of an additional floor to the top, and a two-storey front extension across the whole width of the dwelling. To all intents and purposes the proposals constituted a new dwelling as viewed from the front, whilst the rear building line was to be retained, although it too would have had a vastly different appearance. During the construction phase of the development it was realised that the elements of the existing structure to be retained were unsound and consequently the whole of the dwelling was demolished. As a result a planning application for a new dwelling has been submitted, with the size, exterior appearance, siting, and internal layout appearing exactly the same as the former permission would have allowed.

The site is located within the built up area of Shoreham. The property has a very large front garden, setting it back from Old Fort Road, and, to the rear, the garden opens onto the beach. To the west is a large detached house and to the east is a chalet dwelling. Both have ridged roofs with side gables. The original house had two-storeys with a pitch roofed design (7.9m to ridge height) with east and west side gables. It had a two-storey west side extension with rear balcony and sunroom towards the west side boundary, and a flat roofed front projecting porch, garage and WC, all of which projected 1.6m in front (north) of the main house.

The proposals consist of a new three storey detached dwelling that would be 13.4m in width, by 15.4m in depth, by 8.1m in height, as per the original permission for alterations. The dwelling would have two single-storey projecting elements with a centrally located two-storey, fully glazed entrance portico recessed in 1.75m. The main first floor would be set back a further 2m, with the second-floor set back a further 3.1m. The proposals incorporate the construction of the front ground floor projecting elements in blue brickwork, on two courses of Staffordshire blue brickwork. The entire rest of the building would be white render, with stone parapet details, grey metal frame windows and cast aluminium rainwater goods, and balustrading of toughened glass.

Located to the east, No.126 is a chalet-style dwelling with front and rear dormers. It is positioned 2m further forward and is separated from the application site by a 2m boundary wall plus hedge. To the west, No.122 is a two-storey house similar in form to the application property but larger and with

a large projecting front garage. It too is bounded by a 2m high wall. It has previously been modified with a single-storey rear extension with a balcony across the whole rear of the upper floor.

Site History:
ADC/0277/07: Proposed ground and first floor extensions, conversion of roofspace including extending existing roof. Refused 02.07.07 for the reason that: *The proposed front staircase enclosed by curtain walling is unacceptable in that it is excessively tall and does not relate sympathetically to the existing building and it would be out of keeping with and detrimental to the character and appearance of the area and make it difficult, if permitted, for the Local Planning Authority to prevent similar additions to other dwellings, the cumulative effect of which would detract seriously from the area.*

ADC/0462/07: Proposed ground and first floor extensions, conversion of roofspace including extending existing roof. Approved 13.09.07

ADC/0415/09: Remodelling of existing dwelling. Approved 07.01.10

Consultations and Representations

Third Parties: There have been no letters of objection to the proposals.

Relevant Planning Policies and Guidance
South East Plan (GOSE 2009):SCT1, SCT5, SP3, CC6, H1-H2, H5, BE1-2
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH5 and Appendix II Supplementary Planning Guidance including:
- Development Control Standard No. 2 'Space Around New Dwellings and Flats.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 'Housing' (DCLG 2006)

Planning Assessment

Policies
Local Plan Policy AH2 relates to new residential development (by way of infilling and redevelopment) and states that new dwellings should be designed so that their appearance, character and scale create a pleasant place in which to live and are in keeping with and enhance the existing local environment with particular attention being paid to architectural form, height, materials, density, layout of buildings hardsaurfaced areas; they do not have an unneighbourly effect due to loss of privacy; daylight/sunlight; outlook or open space, incorporating adequate standards of residential amenity for the new dwellings in terms of amenity space, daylight, outlook and privacy; access and parking provision meets adopted standards; and they accord with the Council's DC standards. Also of note is the Council's recently approved 'Good Practice Guidance Note: Internal Space Standards for New Homes.'

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity
The former application went through two amendments in design and scale prior to being approved by members at the Planning Committee meeting on 4th January 2010. It was concluded that:

'Although it would be completely different in design, form and materials to the other dwellings in this particular part of the road, it would have a similar strikingly modern appearance to other houses some distance to the west which have undergone similar remodelling such as No.58 and No.92 Old Fort Road. There is still some degree of concern that the amended designs have an appearance which is at odds with the traditional forms of architecture in this particular vicinity but, on balance, having regard to the character of the road as a whole it is not considered that refusal is warranted.'

Although the current proposals now relate to an entirely new house the scale, form and external appearance would be unchanged from the former permission, therefore it is considered that the proposals currently submitted are acceptable.

Residential amenity – proposed dwelling
The proposed rooms sizes accord with the recently approved Good Practice Guidance ' Internal Space Standards for New Homes', with exterior amenity areas being sufficient, and their being adequate storage for bicycles, children's buggies etc.

Residential amenity – neighbouring dwellings
Whilst the proposals result in a substantial change to the appearance of the former 1950's property, the siting would be in line with the former building and as such the outlook from the rear of the adjacent dwellings would not be unduly affected. The rear elevation of the house would remain in the same location at ground floor level, whilst the first floor would be inset by 1.4m to enable the erection of a rear balcony, although from the side the rendered privacy walls would have a similar effect as the existing two-storey house. The second floor rooms would be inset a further 1.5m behind there own balcony.

The affect of rear elevation of the new building has been considered acceptable by Committee in the determination of ADC/0415/09, where the appearance of the remodelled dwelling would be the same as now proposed. Therefore it is considered that the siting of the new house would not result in a

loss of outlook to the neighbouring sites, and that the proposed balconies would not result in a loss of privacy. Conditions requiring the implementation of privacy screens to the first floor balcony have been proposed.

The front projection of the house (8m at ground floor and 4.5m at first floor) would be sizeable but is less on the east side than that approved on a previous planning application ADC/0462/07 which was 11.2m and 4.8m deep respectively on the east side. On the west side, the ground floor would have projected 4.5m and the first floor remained the same.

Whilst the proposals do represent a large change from the house that was originally was on site, it is considered that it would not have an unacceptable adverse effect on residential amenity of the neighbouring dwellings.

Recommendation

APPROVE for reason that :-

2PPi

Subject to:-

1. C1Ci (Standard time limit)
2. The external materials and finishes of the development hereby permitted shall consist of:
    - First two courses of brickwork in Staffordshire blue stock brick;
    - Ground floor, first floor and second floor in white painted render, other than for the ground floor projecting garage and study which are to be in Ibstock Firebourne glazed bricks 440mm x 215mm, colour Natural Blue 0361;
    - Windows and rainwater goods to be in painted aluminium, colour RAL 7016 Anthracite grey;
    - Parapet walls to have re-constituted stone copings; and
    - Balustrading to be toughened glass,

    unless otherwise approved in writing by the Local Planning Authority.
    Reason: *In the interests of visual amenity and to comply with policy AH2 of the ADLP.*
3. C18Ei – (east or west)
4. C18Cii – (east and west)
5. The first floor rear balcony hereby approved shall not be used until privacy screens have been erected on its western and eastern ends in accordance with the approved plans. Such screens shall be permanently retained thereafter.
    Reason: *To protect the privacy of the adjoining occupiers having regard to policy AH7 of the ADLP.*

6. The development hereby permitted shall be carried out in accordance with the following approved plans: 268/10 & 268/11date stamped received 06 April 2010.
Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer: [redacted]
Date: 29/4/10 PB 29/4