Development Management – Delegated Officer Report

Application Number: AWDM/1991/22 Recommendation: APPROVE

Site: 19 Old Fort Road, Shoreham-By-Sea, West Sussex

Proposal: Proposed two storey side and rear extension.

Date of Site Visit: 7th February 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is on the north side of Old Fort Road, Shoreham Beach. A two storey art deco style house with flat roof, it sits within a street of other two storey dwellings in a variety of designs with some other flat roof buildings, new contemporary development and original bungalows.

The original submission sought consent for an additional storey to the existing building with extension to the side to create a staircase to the top floor with roof terrace. Officers considered that the additional storey in principle could not be supported. On this side of Old Fort Road dwellings are limited to two storeys and the increased height here would be out of keeping and would set a harmful precedent.

Amended plans have been received which show a two storey side and rear extension only. The extension is set back and wraps around to the rear across part of the rear elevation. It provides a staircase hall, utility and W.C at ground floor and a bathroom at first floor.

Consultations:

Adur and Worthing Councils: - Environmental Health - No adverse comments.

Private Sector Housing: - No objections

Shoreham Beach Residents Association: - Comments received in relation to original scheme.

I am commenting on behalf of the Shoreham Beach Residents Association. Whilst the SBRA welcomes sensitive renovations to one of Shoreham Beach's few remaining original art deco houses, this plan seems to us an overdevelopment. Few

of the houses on the north side of Old Fort Road have 3 storeys and this is out of character for this location. We would consider that this would start a precedent for 3 storey houses on this side of the road which would adversely impact the bungalows and on the south side of The Meadway onto which this house backs. The Meadway gardens are short and the houses are typically one storey or chalet bungalows and developing the houses on the North side of OFR to 3 storeys would look oppressive. The character of this side of the road is open and airy with gaps between the houses for light and space. The 'tower' effect on the western side of the proposed 2 development narrows the space between 17 and 19 and changes the light for numbers 13,15 and 17 The Meadway. We appreciate that neither no 19 OFR or the houses in the Meadway have direct sea views, but leaving the gaps between the houses gives a filtered light effect so that they benefit from the increased light reflected from the water. Building over these gaps and an extra storey is inconsiderate. We refer to the draft Neighbourhood plan which references 'gaps and vantage points' as part of the character study.

Representations: - In relation to the original submission 35 representations have been received for occupiers of The Meadway, Old Fort Road, Ferry Road, Beach Green, Cheap Close, Kings Walk, Benbow Close and other locations in Shoreham and beyond objecting to the proposal for the following reasons: -

- Too height, too wide, bulky
- Loss of light loss of privacy.
- Overbearing impact.
- Impact upon the character of the street scene.
- Harmful precedent.
- Dominant
- Contrary to Policy
- Overbearing
- Noise
- Limit to views.
- Out of proportion

Also 4 representations in support were received from residents of Shoreham Beach.

- Subservient
- Charming design
- New architecture
- Rejuvenating the site
- Well thought out design
- Proportionate
- Site in need of regeneration

Following the submission of amended plans no representations have been received.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed extension will be visible from the street scene. The two storey side extension is set back with a curved design and will complement the existing building style in design and finish. The simplistic subservient extension with front entrance at ground floor will be a positive addition to the building. The rear wrap around is limited in scale providing a rear extension across part of the rear of the building. An overall acceptable, modest addition.

Residential amenity

The extension will be visible from the properties either side, opposite and to the rear. The original proposal increased the height of the building. The current proposals result in additions which are lower than the existing building height. Spacing remains to the boundary and the building directly adjacent does not have any side windows which will be affected in terms of loss of light or overbearing impact. The extension will increase the bulk of the building when viewed from bungalows to the rear in The Meadway however as amended this would not result in a loss of light or overbearing impact which would warrant a refusal in this case. The first floor window to the rear will serve a bathroom therefore no additional overlooking to the north will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

3. Materials to match existing
4. No additional windows on the west or north elevation of the extension. Rear first floor bathroom window shall be fitted with obscured glazing and be top opening only.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 15th May 2023

Authorised by: Peter Barnett Date: 15 May 2023