Development Management - Delegated Officer Report

Application Number: AWDM/1848/21 Recommendation – APPROVE

Site: 112 Old Fort Road, Shoreham-By-Sea

Proposal: Demolition of existing front extension and construction of new detached garage; enlarged front and rear dormers; formation of balcony to first floor rear (south) elevation with external staircase; New external timber cladding to all elevations.

Date of site visit: 10th May 2021 when considering previous application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached bungalow with rooms in roof and front single storey flat roof garage on the eastern boundary. It is on the south side of Old Fort Road where the street comprises of a mixture of property styles and development where replacement dwellings and upgrading and remodelling is commonplace.

There is an existing chalet bungalow to the west, no. 110 where consent has been granted for extensions and alterations to include a rear balcony AWDM/0600/21. To the east is a two storey property with front garage on the west boundary.

Consent was previously granted at this property, AWDM/0617/21 to remodel the existing chalet bungalow. To extend and alter the building whilst retaining its form as a chalet bungalow with front and rear dormers to be enlarged. Windows and doors to be altered with the front garage building to be enlarged in footprint. A terrace is permitted to the rear with the enlarged rear dormer opening onto it with external steps to the eastern side. The rear openings are to be enlarged with doors at ground and first floor. The building was shown on the approved plans to be clad in timber both roof and walls.

The current application is an amendment to the original consent. It shows the enlarged dormer to the rear increased in width to the full width of the bungalow to the existing rear wall of the bungalow. Then this leads onto a full width balcony with stairs on the east side down to the garden. The plans show the sides of the balcony and the stairs to be screened. The previously approved plans showed the enlarged dormer to the rear to be set in then leading to a balcony which projected further but was set in from the boundaries with no screening. All other details of the application remain unchanged and are as considered under the previous application AWDM/0617/21.

Representations

None 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

When considering the previous consent it was deemed that the general form of the bungalow will remain with front and rear dormers the existing ridge height to remain with the addition of a rear first floor terrace and enlarged front garage building. The dormer as enlarged here to form a larger, bulkier rear projection will not change this overall character and will be viewed as a contemporary feature to the rear of the bungalow with the balcony to the rear in keeping with other similar development in Old Fort Road. This development will not be out of keeping within the context of this locality. Rear terraces and balconies are commonplace here.

The changes in materials with the entire building being clad with timber will give rise to a change in character and appearance however this use of materials is considered acceptable within the context of Old Fort Road where a variety of individually designed properties exist.The timber cladding will give rise to a holistic development. Many properties have striking differences and the use of unique materials. Therefore in this case therefore the use of this cladding material will be acceptable, it will contribute to the variation here.

The extension to the front garage building will bring the building forward and closer to the highway. However spacing will still remain between the highway and the front of the building. It will remain as single storey and although wider than existing it is narrow in width remaining adjacent to the boundary. It will no longer be attached to the front of the bungalow there will be space to the front. There are many examples of detached and attached garage and out buildings to the front of properties along Old Fort Road, this is a common feature.

Residential amenity

The proposed changes to the bungalow will be visible from the properties opposite on the north side of Old Fort Road however those to be affected are the dwellings directly adjacent to the east and west side of the site. To the east is a two storey property with front garage projection on the boundary with

the application site. The new front building at the application site will be detached and set forward further than existing. It will remain as an ancillary garage building the same as existing with a front garage door. There will be no adverse impact with regards to loss of light or overbearing impact as adjacent to the east is the neighbour's garage building. It will project to the front of this building however due to the distance from the front of the neighbouring building, adjacent front windows and it being single storey with a flat roof there will not be any adverse impact.

The increased scale to the front and rear dormers will not give rise to any increased overlooking to neighbouring properties and the changes to the windows and increased openings similarly will not impact detrimentally. Balconies, terraces and large glazed doors are common features facing onto the beach. The rear dormer and connected terrace will increase the bulk of the building to the rear. The enlargement of the rear dormer from that previously approved will create increased bulk to the rear however it will sit alongside the neighbouring properties without appearing overly large and the dormer will not project further than the rear wall of the bungalow. Adjacent to the east at no. 114 is a flat roof two storey extension with rear first floor terrace beyond. There is a side window on the first floor extension facing toward the application site. This has blinds installed however it is clearly glazed. It mainly faces toward the side of the bungalow. The terrace has an obscurely glazed side screen. The dormer and terrace will be adjacent to this window and terrace. However it is not considered that this loss of side aspect and light as a result would warrant a refusal in this case. The blank elevation of the side of the dormer will be adjacent to this side window. There is also a balcony screen to the side beyond this which will screen the balcony and the external staircase. The scheme as amended has a fully screened balcony and staircase. The previous scheme showed a central projecting balcony which was not screened on either side. Therefore in this case privacy will be improved.

It should also be noted that permission has recently been granted at this adjacent property no. 114 for the demolition and redevelopment of the site with a three storey flat roofed link detached dwelling with balcony at first floor and terrace at second floor, AWDM/1544/21. This proposed development will not project to the rear beyond the existing rear wall. There will be a balcony screen to the side so no overlooking will result should this permission be implemented. The current application at no. 112 will not impact detrimentally upon the recent approval at 114.

To the west is 110 Old Fort Road which as mentioned above has consent for extensions and alterations including a first floor extension to the rear with terrace. The proposed terrace is toward the other boundary to the west side of 110 therefore away from the boundary with the application site. The proposed privacy screens in this case will provide mutual privacy between the neighbouring properties. The increased bulk of building adjacent to the boundary is also in the case of the relationship with no. 110 considered acceptable and will not be overbearing or detrimental to a significant degree to warrant a refusal in this case. The proposals at no. 110 entail a first floor addition which will be alongside the development proposed here. There will be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. materials timber cladding
4. No additional windows on the east or west elevation of the building including the garage building hereby permitted.
5. Privacy screens to terrace
6. Ancillary garage building only
7. Side windows obscurely glaze and top opening only.

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.

Case Officer: Hannah Barker Date: 8th November 2021

Authorised by: Peter Barnett Date: 9 November 2021