Expires 14/3/07.

Development Control – Delegated Officer Report

Application Number: ADC/0021/07 **Recommendation - Application Permitted**

Site: **100 Old Fort Road Shoreham-by-Sea West Sussex BN43 5HB**

Proposal: **Single-storey front and east side extension and alterations and two-storey rear extension (incl. first floor roof terrace with side louvres and rear access stairs)**

The Application

The property consists of a detached house with brick elevations and a tiled gable roof. A central eyebrow dormer is located in the front roof. The south elevation faces Shoreham Beach and contains a balcony and sunroom. The front northern elevation contains a protruding garage on the eastern side and a large protruding boat shed on the western side. Access to the property is from the south side of Old Fort Road and the house is set approximately 25m back from the road.

The application proposes to extend the property by 38m^2 at the ground floor and 20m^2 at the first floor. The ground floor will be increased by incorporating the existing garage and boat shed into the residential area and infilling the space between them. Specifically a flat roofed extension will protrude approximately 5m out from existing front elevation, level with the existing boat shed. The proposed extensions will provide a playroom, bedroom, utility and workshop on the ground floor. The first floor area will be extended by moving the existing balcony over a ground floor extension and utilising the existing balcony area in conjunction with the living and dining area.

The extensions will be finished with white render, aluminium windows and solid hardwood louvres and doors.

The application also proposes to erect a wind turbine system attached to the eastern gable end. The proposed wind turbine system will protrude past the ridge of the roof by 2.5m including the blades which span approximately 1.5m.

Consultations and Representations

Consultations/Comments

The Shoreham Society has noted that the application has considered the environment by proposing to install a wind driven electric generator. The Society has also raised a concern that if there were to be a number of wind driven electric generators installed there may be a detrimental impact on the visual amenity of the area.

The Environmental Health Officer has no objection to the proposal stating that the noise from the proposed wind turbine should be low enough not to cause a nuisance. A condition should be required however, that the wind turbine be installed professionally and the mast secured and dampened so as to prevent vibration and structure borne sound.

Third Parties
No third party letters have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7, AP7
West Sussex Structure Plan: DEV1
Adur Development Plan – Submission Core Strategy 2006-26 (ADC 2007): ENV2

Planning Assessment

The relevant planning issues of this application are the impact of the proposed extension and alterations on the visual amenity of the area, the street scene, the character of the dwelling and the adjoining residential amenity.

Residential amenity
The dwelling is to be extended to the front by infilling the area between the existing boat shed and the garage. The building will not be extended further than the existing boat shed on the western side, however will be extended out by approximately 3.6m on the eastern side. There is approximately a 2m gap to the adjacent dwelling to the east no. 98 Old Fort Road. No. 98 Old Fort Road contains a north facing living room window, which may be affected by the proposed front extension. The adjacent neighbour was consulted but had no concerns about the proposed extension. On site it was noted that the window is north facing with reduced access to light due to the existing protruding garage. The proposed extension is not considered to cause a significant impact to the adjacent properties levels of light or privacy, relative to the levels currently maintained.

The extension to the first floor on the south elevation of the property will move the balcony over an existing ground floor extension. The balcony will be surrounded by a 'box like' screen, designed to reduce any overlooking impacts on the adjoining neighbours. A solid flank wall will be constructed on the western side with two loop holes. The loop holes are basically diagonal cuts through the flank wall to allow views to the south over Shoreham Beach but to reduce views over neighbouring properties. The eastern wall of the screen is similar but made of wood material, with a number of 'loop holes'. The wooden screen also forms a roof over the balcony area. The screens although large, do not protrude past the existing building line. Two first floor flank windows, one on the west elevation and one on the eastern elevation, are to be removed and stairs are to be located down from the balcony into the rear garden area. There may be some over looking impacts from the location

of the stairs, however with the installation of the screening on the balcony and the removal of the flank windows, there will not be a considerable increase in overlooking impacts.

Street scene
Old Fort Road does not contain dwellings of a predominant style or design. The majority of the houses are set back a considerable distance from the road, approximately 25m from Old Fort Road, with a number of garages and other structures located in front of the prevailing building line. The proposed front extension at 100 Old Fort Road will retain the characteristic roof detail of the house with low eves and the eyebrow roof dormer and these will still be visible from the street. It is considered that although the proposed front extension protrudes significantly out from the front of the house the large set back distance from Old Fort Road will cause the impact on the street scene to be minimal.

Character of the dwelling
The extension themselves will have an impact on the character of the dwelling. The ground floor extension running across the front of the dwelling will appear to enclose the original bungalow. The extension to the rear will also have an impact on the character of the bungalow by moving the balcony further to the south and locating a box like screen around the balcony. The extension will result in a number of modern components being attached to the house with little relation to the existing design. The architect has stated in a design and access statement that the extensions retain the predominant features of the house and that there have already been some alterations to the house including a garage at the front and sunroom to the rear. Given the variety of designs of dwellings in the near vicinity and the alterations and extensions that have taken place on nearby properties, the alterations to the character of the bungalow are not considered to be sufficiently detrimental to the visual amenity and character of the area to warrant refusal.

Wind turbine system
Policy ENV2 in Adur's Core Strategy (Submission 2006-2026) encourages small scale renewable energy generation on existing developments, providing there are no harmful impacts on residential amenity. The proposed wind turbine is to be located facing south towards Shoreham Beach on the eastern side roof gable. From the beach the proposed wind turbine will appear to protrude a similar distance above the roof ridge as a number of aerials and chimney stacks located on nearby buildings. There is no residential development to the south of the site, with the property backing onto Shoreham Beach and given that the property is set significantly back from Old Fort Road, the proposed wind turbine is considered to have a minimal visual impact on the street scape. The Environmental Health Officer has advised that the proposed wind turbine should not have a detrimental impact on adjoining residential amenity by way of noise, providing the turbine is installed professionally in order to reduce any vibration or structure born sound - this should be a condition of any approval. The application noted the wind turbine is to be finished in galvanised metal. Due to the prominent location of the

turbine, it is considered that details of its external appearance should be approved by the Local Planning Authority prior to installation.

Recommendation

APPROVE for reason that:- 1PPi

Conditions

1. C1Ci
2. 'Prior to the installation of the proposed wind turbine system, details of the external appearance of the system shall be submitted to and approved in writing by the Local Planning Authority'
   Reason: In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.
3. 'The proposed wind turbine system hereby permitted shall be installed by a suitably qualified person and secured and dampened to prevent vibration and structure-borne sound'
   Reason: In the interests of residential amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.
4. C18Eii '...western or eastern side walls of the front and rear extensions without...'

Case officer:.....

Date:.....2/3/07.....

8/3