Development Management - Delegated Officer Report

Application Number: AWDM/1771/16 Recommendation – Approve

Site: 21 Old Fort Road, Shoreham-By-Sea

Proposal: Addition of first-floor to part of dwelling with enclosed terrace to south elevation.

Date of site visit: 6 December 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the north side of Old Fort Road and comprises a modest single storey bungalow. The area is predominantly residential in nature and there are a mixture of property types, heights and styles within the road, including an identical bungalow to the east and a two storey flat roofed dwelling to the west.

The proposal seeks planning permission for a first floor extension over part of the bungalow. It will have timber cladding and a slate roof. It will have a pitched roof and angled front elevation like the prow of a ship. At the front, there will be an enclosed terrace hidden behind folded hinged shutters. Proposed windows are also to be positioned behind top hinged shutters. Dormer-style projections will be located on either side of the extension forming a gable-style end on the north (rear) elevation.

The extension will measure 9m long and will stop 7m from the rear wall of the bungalow. It will be 6.7m high, compared with 4.7m as existing (an increase of 2m).

Relevant site history

AWDM/0369/14 – Enlarged front porch – approved

Consultations

None

Representations

1 letter of objection received from the occupier of 19 Old Fort Road:

- The design is objectionable and looks like a shed
- House will be shrouded in wood losing all sight of white rendered walls which reflect light.
- Cladding overtime goes dark and dingy.

- Overlooking this within a few feet of any one of my seven windows it would look like a high rise fence
- Proposal for internal terrace should be cut back behind the ground floor gables to keep some character of the original bungalow.
- Proposed overhang would further aggravate the loss of light and sun and especially privacy if at a later date it joins the existing front ground floor extension into an outside balcony/terrace
- Timber structures on their own are not very soundproof and will not prevent condensation and damp.
- Also too much wood inside and out is questionable about flammability, in such a close proximity to my house
- Should be redesigned as it only affects No.19 as their other adjacent neighbours are relatives and would not be affected to any points I have raised

1 letter of support received from the occupier of 18 Old Fort Road:

- Design retains the character of the existing building and adds to it in an original and individual way
- Such qualities in a build are what give the road its unique and creative character and make it such a great and interesting place to live

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

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 proposed extension will result in the loss of a bungalow in that it will be gaining a first floor. However, the original character of the existing building will be discernible due to the retention of the front angled gable projections and by limiting the extension to the central part of the bungalow only.

In terms of the street scene, the addition of a first floor will not be out of keeping as there are numerous two storey dwellings in close proximity, including immediately to the west. The proposal will be lower than that building.

The extent of timber cladding proposed and its unusual design will result in a striking feature in the street but Old Fort Road is characterised by a variety of styles and finishes and it is not considered that it will look out of place. A similar finish has been successfully used at 39 Old Fort Road.

Residential amenity

The extension will add bulk and height to the bungalow but it is not considered that it will cause serious harm to the amenities of neighbouring properties. To the west, No. 19 has several windows in its side elevation and these will lose some light and outlook. However, the impact is not considered to be sufficiently harmful to warrant refusal. The submitted street scene elevation shows that there will be a 2.9m separation between the buildings and that the extension will be lower. No.19 will continue to enjoy a southern aspect and the loss of light to that property is not considered to be severe.

To the east, No.23 is an identical bungalow to the application property. It has a front conservatory and side windows which will lose some light and outlook but there will be a 2.7m separation to the side of the bungalow and, as with at No.19, the loss of light to that property is not considered to be severe.

At the rear, bungalows in The Meadway will be over 22m from the end of the extension and will not suffer any loss of amenity. All windows in the extension will be shuttered which will protect privacy to some extent. Side windows can be required to be obscured by condition.

The proposed terrace will be at the front of the property and will be enclosed by a timber screen which will limit any views. Consequently, it will not overlook private areas of neighbouring dwellings.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Obscure glaze side window

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

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: Peter Barnett Date: 5 January 2017

Authorised by: Gary Peck Date: 9 January 2017