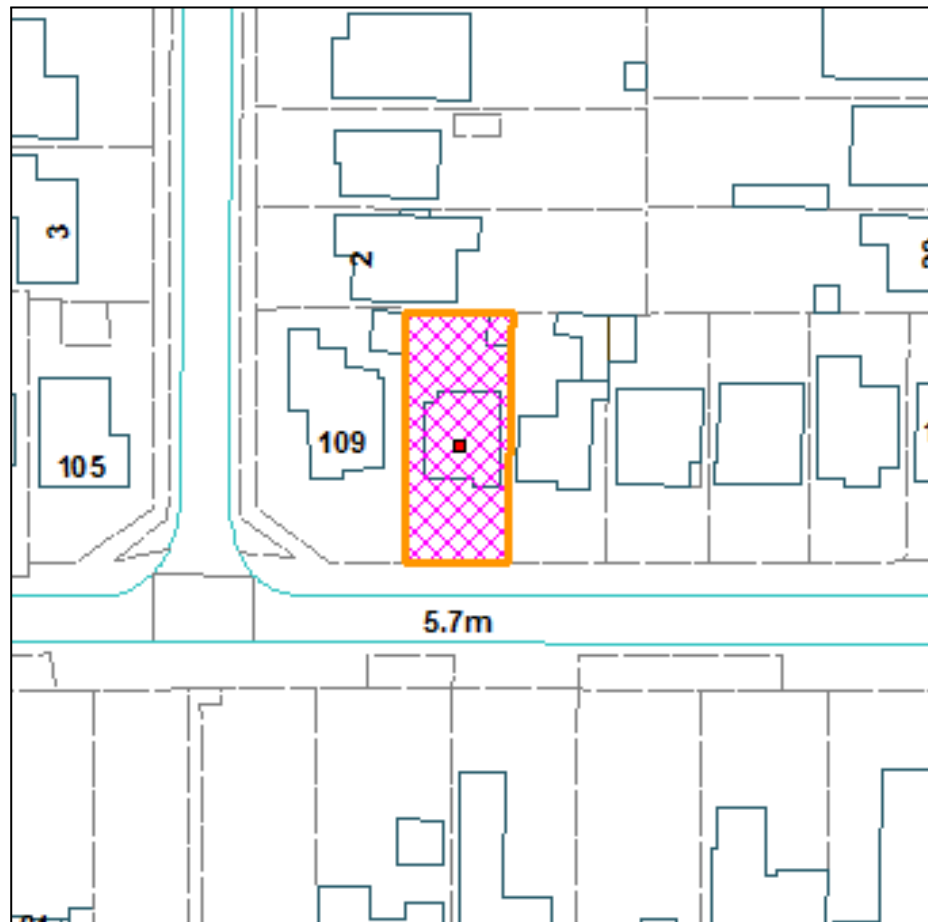


<b>Application Number:</b>	<b>AWDM/0879/23</b>	<b>Recommendation - APPROVE</b>
<b>Site:</b>	<b>111 Old Fort Road, Shoreham-by-sea</b>	
<b>Proposal:</b>	<b>Remodelling of existing bungalow, including two storey rear extension and extension to roof, to create a two storey flat roofed dwelling with stairwell access to roof and front balcony. Application to vary condition 1 (approved plans) of AWDM/0213/22. Amendments: changes to balcony privacy screens; changes to windows including new obscure glazed windows to side elevations</b>	
<b>Applicant:</b>	<b>Mr and Mrs Spiers</b>	<b>Ward: Marine</b>
<b>Agent:</b>	<b>Mr Scott Evans</b>	
<b>Case Officer:</b>	<b>Peter Barnett</b>	

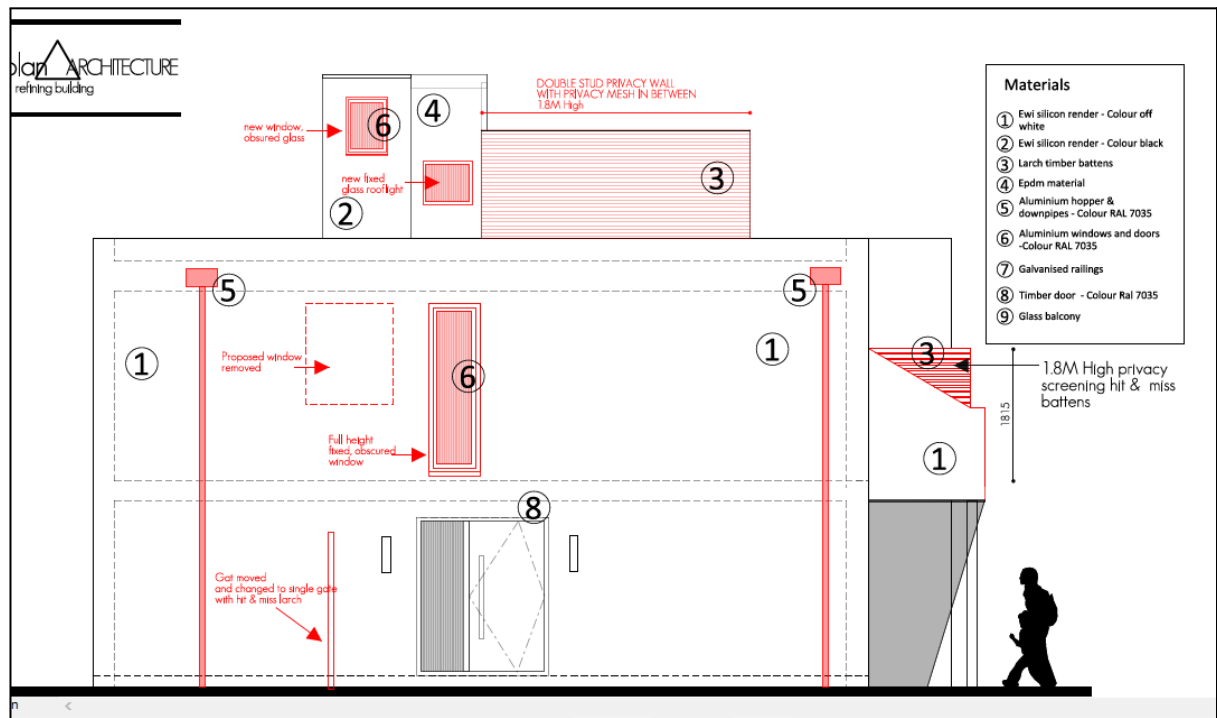


**Not to Scale**

## Update

This application was reported to the Planning Committee on September 4th where it was deferred in order to seek the addition of a 1.8m high privacy screen to the west side of the first floor front balcony.

Since the Committee, an amended plan has been received showing the provision of a timber batten screen up to 1.8m high.



The report to the September 4th meeting is repeated below but has been updated to consider the additional screen.

## Proposal, Site and Surroundings

The application property is a recently 'remodelled' two storey flat-roofed dwelling on the north side of Old Fort Road. It sits between a chalet bungalow to the west and a two storey dwelling to the east.

Permission was granted in 2022 to extend and 'remodel' the chalet bungalow on the site to form a two storey flat-roofed dwelling with first floor front balcony and a roof access in the form of a centrally positioned stairwell with decked area in front. A rear infill two storey extension was also proposed (AWDM/0213/22).

A number of design changes have been made during the build and this application seeks retrospective permission to retain them. The changes are:

- Amended design for roof terrace privacy screens. The screen is comprised of a double row of larch timber battens with a mesh in between on the west side

- only. The approved plans showed louvred fencing with obscured glass on top.
- Amended design to first floor balcony privacy screens. The side wall of the balcony is rendered and angled to drop from 1.8m to 1.1m height. The approved plans showed a screen with a consistent height of 1.8m. In order to maintain privacy, the angled wall has been retained but with a section of hit and miss larch timber battens included at the front to 'square off' the side screen to a height of 1.8m.
  - New full height obscure glazed slender windows have been installed at first floor on the east and west elevations.
  - A new clear glazed rooflight has been installed on the west side of the roof access over a stairwell
  - A new obscure glazed window has also been installed on the west side of the roof access to serve a WC
  - A timber shed has been built in the rear garden which is 2.4m high and permitted development
  - A timber pergola is proposed adjacent to the shed, also 2.4m high

The application has been called in for consideration by the Planning Committee by Councillor Joss Loader.

### **Relevant Planning History**

AWDM/0167/13 - Demolition of existing chalet style bungalow and construction of 2 no. semi-detached, 2 storey, 3-bedroom dwellings - approved

Remodelling of existing bungalow, including two storey rear extension and extension to roof, to create a two storey flat roofed dwelling with stairwell access to roof and front balcony - approved

### **Consultations**

None

### **Representations**

Two letters of objection received from the occupiers of 109 and 113 Old Fort Road:

The original plans show a louvred wall, 1.80m high. This would have afforded full privacy as well as offering a structure that would have allowed wind to pass through. It would have represented a structure that was an integral part of the design, rather than what we currently have, double stud slatted fencing, which is a tacked-on, bulky, and cheap afterthought.

Screen has a poor appearance and offers no privacy particularly as there is a clear line of sight from the terrace right into our bedroom.

The mesh that has since been installed is another afterthought and will not withstand strong winds along the Beach.

The only solution is to return to the original plans and place a louvred wall across all sides of this terrace, correctly angled so as to be totally private across both east and west sides, and the north side too.

This louvred wall would have less of a visual impact; would offer complete and long lasting privacy, and would be strong enough to cope with its location.

First floor balcony has a screen with a sloped side (raking screen) that offers zero privacy. Anyone standing on the west side of this balcony looks directly into our bedroom, right into our dressing area.

Our bedroom is therefore looked into from the roof terrace and first floor balcony. The balcony we have on the south side of our property - nearest their house - is also overlooked from both these sites.

The windows in the west and east walls are also entirely different to the original plans, changing from high level to full length. Causes light and noise disturbance. Glazing could change to clear in future.

The structure on the roof was originally intended to house a void and a staircase only. The original design statement calls this house 'a dwelling with stairwell access to roof and front balcony'. There is now a sizeable cloakroom inside this structure now. This has changed the use of this area and, we estimate, added thirty percent to its bulk.

Part of the design of this structure was to have something small enough, from a visual perspective, not to add bulk to the flat roof. And yet, bulk has now been added, to the extent it now stands out far too much and has changed the street scene significantly.

### **Relevant Planning Policies and Guidance**

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)

WSSC Guidance on Parking at New Developments (Sept 2020).

### **Relevant Legislation**

The Committee may grant planning permission for development carried out before the date of the application in accordance with Section 73A of the Town and Country Planning Act 1990 (as amended).

Save that the development will have already commenced, this is a conventional planning application, and the Committee should consider the planning circumstances existing at the time of the decision in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant

conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

## **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 main change which is visible from the street is the introduction of the timber privacy screen at roof level. It is a noticeable feature but it has only a localised impact and is not considered to be unduly out of character when the eclectic mix of materials to be found on Shoreham Beach is taken into account. Furthermore, larch weathers down to a silver-grey patina over time which will soften its appearance and bring it more in keeping with other weathered timber found elsewhere on the Beach.

The mesh screen which has been placed between the two rows of timber battens has the same finish as the battens but this does not take account of the weathering down and change in colour of the timber referred to earlier. At the moment it is not unduly visible, with the timber battens the more prominent feature. The mesh will eventually provide a slight contrast but this would be subtle and is not considered to result in serious visual harm.

Neighbours are concerned that the mesh may not be a long term solution due to strong winds on the seafront but to date it has withstood unseasonably stormy weather over the summer. Nevertheless, it is considered to be necessary to impose a condition requiring the mesh to be replaced if damaged.

At first floor, the timber battens will reflect the design of the 2nd floor screen and are considered to be visually acceptable.

The other changes are considered to have a minor visual impact. Representations have suggested that the roof access has been enlarged from that shown on the approved plans but this is not the case.

### **Residential amenity**

The most affected neighbours are those on both sides (109 and 113) and the bungalow at the rear in Winterton Way (No. 2) the rear garden of which runs perpendicular to the site.

Concern has been expressed by the occupiers of 109 and 113 about overlooking from the roof terrace. The mesh has been added to the west side of the terrace only

and does obscure views towards the side window of 109. An oblique view of a rooflight towards the rear of the side roof slope of 109 can still be seen and it is recommended that the use of the mesh is extended along the north edge of the screen, at its western end. Intrusive views towards 113 to the east are not possible due to the relative positions of roof terraces and windows. There is a blank gable wall immediately adjacent to the east side of the terrace at 111.

The additional windows at the sides of the house are new features but are obscure glazed and do not result in loss of privacy. Some light spillage may be possible through the windows but it is not considered that this would be to such an extent as to cause harm to amenity.

A clear rooflight above the stairwell does not result in overlooking.

The sloped sides to the first floor terrace do not provide as much privacy as a uniform 1.8m high wall and Members requested amendments, as discussed above, to improve privacy. The addition of a section of hit and miss timber battens at the front end of the angled side screen on the west side to 1.8m height is considered to provide the desired level of privacy for the occupiers of 109.

To the east, 113 has an inset balcony and the balcony at 111 is set away from the boundary and is largely screened by a first floor projection at the front of 111 and raised planter.

## **Recommendation**

### **Approve**

#### **Subject to conditions:-**

1. Approved Plans
2. The mesh privacy screen hereby approved shall be extended along the north west corner of the 2nd floor balcony, and hit and miss timber battens shall be affixed to the angled west side wall of the first floor balcony as shown on the approved plans, within one month of the date of this permission. If at any time any part of the mesh on the 2nd floor balcony privacy screen is damaged or removed it shall be replaced within 1 month by a mesh of an equal level of obscurity.
3. Windows shown as obscured glazed on the approved plans shall remain obscured in perpetuity.