Development Management - Delegated Officer Report

Application Number: AWDM/108121 Recommendation – APPROVE

Site: 2 Saffron Close, Shoreham-by-Sea, BN43 6JF

Proposal: Enlarged front porch with pitched roof, cladding and render to house

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application site is located on the west side of Saffron Close, which itself is accessed from Rosemary Drive in Shoreham. The property is a two storey semi-detached dwelling of red brick and brown tile hanging between the ground floor and first floor windows.

The properties within the Close have porches of some form, and some flat roof canopies. It would seem that over the years the flat roof canopies have had the sides filed in to become porches, and some have been enlarged with brick walls and a pitched roofs.

The application site has an existing flat roof, white pvcu porch and its adjoining neighbour has a brick faced, gabled roof.

Other properties within the Close have already rendered and white washed their dwellings i.e. no.'s 10 and 11.

Proposal:

The proposal seeks permission to enlarge the porch in block construction and a rendered finish. There will be a gabled pitched roof, and the roof covering will be GRP (glass reinforced plastic) with lead effect rolls. The proposed porch will measure 2m deep x 2.39m wide x approx. 3.5m high.

The elevations of the dwelling will change from facing brickwork to white render; and the existing hanging tiles will be replaced by horizontal cladding in 'Light Oak'.

Finally the glazed under panel to the front window will be infilled and rendered.

Consultations: None

Representations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity

The character of the locality has already undergone changes from their original builds namely changes to the porches and covering the face brickwork in render. It is thereby considered that the works proposed to render no. 2 and to enlarge their porch are considered to be in character with the changes in the street that have already occurred.

Further other properties have also removed the under glazed under window panels, and thereby the proposal will be in accordance with the street scene.

The section of cladding between the windows will also be an acceptable addition to the dwelling.

It is not considered that the elevational changes proposed will harm the existing residential amenities of neighbouring properties or the character of the wider area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.07.2021

Authorised by: Peter Barnett Date: 23 July 2021