Development Management - Delegated Officer Report

Application Number: AWDM/1136/21 Recommendation – APPROVE

Site: 23 The Marlinespike, Shoreham-by-Sea, BN43 5RD

Proposal: Ground floor extension to rear (south) and side (west)

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 south side of The Marlinespike, in Shoreham, and is semi-detached bungalow. Many properties within the street have existing front dormers, predominantly flat roofed dormers, but no. 21 has a false pitch dormer. No. 25 has front dormers. The locality comprises predominantly semi-detached bungalows.

Many of the properties within the street scene have undergone some form of alteration and extension, including roof extensions.

Proposal:

The proposal is one of 3no. submitted planning applications for works to the property, (see below Relevant History).

This application seeks permission for the provision of a ground floor extension to the rear (south); and an extension to the side (west).

Drawing No. 0628.PL.020 Rev. A
Drawing No. 0628.PL.021 Rev. A
Drawing No. 0628.PL.022 Rev. A

- The rear extension measures to be approx. 3.6m deep x 5.7m wide x 2.7m high
- The side extension measures to be approx. 2.7m wide x 6.5m long x 2.7m high
- There will also be a change to the existing materials of the bungalow, to use slate roof tiles and painted rendered walls

Consultations: None

Representations: None received

Relevant History:

AWDM/1418/18
Two front north facing dormers. **Approved 23.11.2018**

AWDM/1126/21
Two dormers to front (north) roof pitch and a ground floor verandah extension to front (north) elevation together with change to the existing materials of the bungalow to use slate tiles for the roof, and painted render for the walls. **Current**

AWDM/1127/21 LDC
Certificate of Lawfulness for proposed rear dormers. **Current**

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 2021

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 street scene is characterised by predominantly semi-detached bungalows, many of which have front and rear dormers, and/or other extensions. Therefore the proposal for the rear and side extensions will not be out of keeping with the character of the street scene.

This application relates to the rear (south) and side (west). The existing outbuilding (referred to in the application as a garage), will be demolished; and so will the hipped roof of the existing ground floor extension; the existing conservatory will also be removed.

With the hipped roof removed over the existing extension, it will allow the flat roof of the new rear and side extensions being able to travel across from side to side, and it will also allow the provision of a rear dormer (which is subject to a Certificate of Lawfulness Application AWDM/1137/21/LDC).

The design of the rear extensions is considered appropriate for the host dwelling.

It is not considered that the neighbouring property no. 21 will be materially affected by the rear extension, given that it is approx. the same depth as the conservatory

that will be demolished and, unlike the conservatory, it will not have any windows on its side elevation facing no. 21 to result in overlooking etc.

The Propane tanks store will be removed off of the west elevation to make way for the side extension, and the new store will also have no windows on the side elevation facing no. 25.

A condition preventing the inclusion of windows on either of the side elevations or the rear extension or the side extension would be reasonable.

The new store will be close to the boundary with no. 25, but it is considered that the windows on the side elevation of no. 25 are secondary windows, and that there will be no materially greater amount of shadowing resulting from the side extension than already exists by the position of the side boundary treatment.

There will also be fenestration changes on this application relating to the existing building. On the rear elevation of the existing rear extension the window will be amended down in size. One small window on the side elevation (west) will be lost as the new side extension will be over where it was.

There is also a change in materials proposed. Using slate roof tiles in lieu of the concrete pan tiles, and the use of painted render in lieu of the existing painted brickwork. There are other properties within the locality that have render and/or plain tiles, indeed no. 8 Shingles Road at the junction with The Marlinespike, have changed the materials on their dwelling to include rendered walls, and what appears to be slate roof tiles (or Eternit slate roof tiles), ditto no. 7 The Marlinespike.

Both the application site and its adjoining neighbour no.21, have light coloured walls to the front, which is painted bricks at no. 23 and what appears to be render at no. 21. Therefore the use of painted render on no. 23 will be an acceptable finish. With regard to the roof, the materials will be different on each of the neighbouring properties, however, this is not considered to be detrimental to the character of the street scene, given the amount of differing roof coverings, and is considered to be complementary.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials as per application
4. Windows

Informatives:-

1. Approved without amendment

2. This permission does not purport to approve other developments identified on other submitted applications AWDM/1136/21 & AWDM/1137/21 which will be considered independently from this application and on their own merits.

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

Case Officer: Eve Hearsey Date: 23.08.2021

Authorised by: Peter Barnett Date: 23 August 2021