Development Management – Delegated Officer Report

Application Number: AWDM/0708/23 Recommendation: APPROVE

Site: 62 Beach Green, Shoreham-By-Sea, West Sussex

Proposal: Amended resubmission of AWDM/1284/22. Alterations to front (South) elevation including new flat roof to front porch and new window.Replacement of single storey extension rear pitched roof with a flat roof and new roof light. Rear dormer with PV panels. New vertical timber cladding to replace existing first floor cladding.

Date of Site Visit: visited when considering AWDM/1284/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached two storey dwelling with a flat roof garage to the side and front porch. It has off street parking to the front and a single storey extension to the rear. The rear garden has an open aspect to the north towards Shoreham High Street and the River Adur. The building is currently brick and rendered with a tiled roof.

Consent was granted under AWDM/1800/21 to remodel and extend the existing building. Following this AWDM/1284/22 was approved to amend the permitted scheme. The current application seeks to amend the proposal further simplifying the plans to a flat roof rear and front extension (remodelling the existing extensions,) a rear flat roof dormer with fenestration changes. White render and vertical timber cladding are proposed with solar panels on the roof of the dormer. The balconies have been removed and the front and rear first floor additions removed.

Representations: - None received.

Relevant Planning Policies

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

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 fenestration changes and details are acceptable along with the use of materials. The main addition of bulk from the original building is the rear dormer. The first floor extensions have been removed from that originally approved along with the balconies and this is a much reduced scheme.

Residential amenity

The impact upon the properties on either side was considered when the original scheme was approved. The development has been reduced overall and therefore there will be limited impact. The proposals as amended are therefore acceptable in the light of the original approval.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on approved plans, timber cladding and white render.
4. No openings on the east or west side.

Is recommendation contrary to letter(s) of representation N

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: Hannah Barker Date: 20th June 2023

Authorised by: Peter Barnett Date: 21 June 2023