Development Management - Delegated Officer Report

Application Number: AWDM/1457/22 Recommendation – Approve

Site: 6 Kingston Bay Road, Shoreham-by-Sea, BN43 5HP

Proposal: Replacement of all existing windows and doors with powder coated aluminium units, insertion of new windows to ground floor north elevation and insertion of new sliding door at ground floor east elevation. Provision of new store on north elevation. Demolition of existing conservatory and garage, replacement of existing clay tile hanging with slate tile hanging at first floor and painted cement render at ground floor.

Date of site visit: N/A Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the Shoreham Beach Estate, on the far, east section of the Beach Estate, close to the River Adur and Shoreham Harbour and where both join the English Channel.

The dwelling is a modern building of its time, constructed circa late 1970's

The property is not a Listed Building nor is it within a Conservation Area.

Proposal:

The application seeks permission for:-

- Fenestration changes on all elevations including change of materials and design, together with the insertion of new windows to north and east elevation;
- Demolition of conservatory (east elevation), garage (north elevation);
- Replace existing first floor clay tile hanging with slate tile hanging;
- Painted cement render at ground floor; and
- New store on north elevation.

Relevant Planning History:

AWDM/0885/22 Application for a Lawful Development Certificate for proposed demolition of existing conservatory (east elevation); partial demolition of former garage (north elevation); fenestration changes/inclusions to south, north, west and east elevations. Rearrangement of internal layout; application of painted render; and

the replacement of first floor wall tiling with composite boarding. **Certificate Granted 24.08.2022**

Consultations: None

Representations: None received

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)

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.

Residential & Visual Amenity:

Much of the proposed works were granted permission by way of the previous application for a Certificate of Lawful Development for Proposed Use.

The changes proposed will properly formalize the building more by rearranging the internal rooms to provide an improved flow, and also by removing the internal pool. The space created will allow for an improved kitchen/dining room. These internal works do not require planning permission, but some of the associated works do, hence the application.

The demolition of the garage and conservatory on the north elevation, will improve the external appearance of the building. There will be the construction of a smaller store in a different location on the north elevation, which will have its side elevation level with the north elevation, but as it is smaller than the west elevation it is not conspicuous from the street, and thereby will be acceptable.

The window changes will all be reasonable and in keeping with the design of the dwelling.

The change from clay tile hanging to slate tile hanging on the first floor will be a modern change which will be in keeping with the overall design of the dwelling.

Recommendation:

APPROVE subject to the following conditions:

1. Approved plans

2. Standard time limit
3. Materials

Informative:

1. Approved following amendment

Is recommendation contrary to any representations? **N**

Case Officer: Eve Hearsey Date: 25.10.2022

Authorised by: Peter Barnett Date: 26 October 2022