# Development Management - Delegated Officer Report

**Application Number: AWDM/1136/21 Recommendation – APPROVE**

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

**Proposal: 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**

**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.

This application seeks permission for the provision of 2no. flat roof dormers to the front roofslope (north); and a ground floor verandah extension to the front elevation (north).

Drawing No. 0628.PL.001 Rev. B
Drawing No. 0628.PL.002 Rev. B
Drawing No. 0628.PL.003 Rev. B

- The front west dormer will measure some 3.3m wide x 1.5m x 1.94m high ;
- the east dormer will measure some 3.3m wide x 1.5m x 1.94m high;
- the covered verandah front extension will measure some 9m wide x 2m deep x 2.6m 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/1127/21 LDC**
Certificate of Lawfulness for proposed rear dormers. **Current**

**AWDM/1222/21**
Ground floor extensions to rear (south) and side (west). **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 other extensions. Therefore the proposal for 2no. front dormers will not be out of keeping with the character of the street scene. Permission was also granted for similar development in 2018.

The front dormers will sit above the ground floor window and door, will be indented from the sides of the roof, the ridge and the eaves, and thereby will provide a balanced elevation.

The provision of a covered verandah is a traditional addition to properties to provide refuge from the elements of the weather; and the proposed design of this verandah is simple, and a poised addition to the front elevation, and will complement the bungalow and the associated street scene. Its side elevations will be stone bricks and will add visual interest to the sides of the structure.

The side elevations of the dormer and veranda will be some 4m to the side elevation of no. 25, which has a side window facing the application site, but this appears to be a secondary window, with the principal window facing forward.

No. 21 being the other part of the semi-detached pair, is attached to no. 23 and thereby the side elevation of the verandah, does have a front facing window to the side of the side elevation of the verandah, however, there is currently hedging between the two properties which will limit the effect of the verandah onto that property, and if the hedging were to be removed, the verandah is positioned some 500mm to the west of them and thereby there could be some overshadowing from the verandah to no. 21.

No. 21 has a large front dormer which has been positioned right up to the boundary line of no. 23. The proposed east front dormer will be approx. 650mm from the side elevation of the dormer at no. 21, with the decorative dormer overhang being approx. 170mm from the side elevation of the dormer at no. 21.

It is not considered that the proposed dormers or verandah will result in any material harm to the existing residential amenities of the neighbouring properties.

The properties opposite are more than 20m distant, and thereby will not be affected by the proposal.

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 development identified on other submitted applications AWDM/1137/21 & AWDM/1222/21 which will 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 August 2021

Authorised by: Peter Barnett Date: 23 August 2021