Development Control – Delegated Officer Report

Application Number: ADC/0269/10 Recommendation – APPROVE

Site: 51 Beach Green, Shoreham-by-Sea BN43 5YE

Proposal: Application for non-material amendment following the grant of permission ADC/0078/10 to change external material to brickwork, part removal of proposed pitched roof with a flat section and removal of porch enclosure

The Application

The proposal is to:-

- change the external material of the proposed side/front extension to brickwork to match the existing house (also omitting the proposed cladding to the front elevation of the existing house shown on the previous plan);
- change the fully hipped roof on the above extension to a 'false' pitched surround concealing a flat top section, retaining the pitched front canopy and the proposed pitch on the existing front bay window;
- omit the proposed enclosure of the porch.

Consultations and Representations
Not applicable

Relevant Planning Policies and Guidance
See ADC/0078/10

Planning Assessment

The proposed changes are of a minor nature and not considered material from a planning point of view, having no effect on the residential amenities of neighbouring properties and no material effect on visual amenity.

The revision to the external materials would preserve the existing appearance of the house. The flat top to the side extension, to enable a bathroom window above to be retained, would reduce the size of the proposal and, as it would not be visible from ground level, not detract from the overall appearance.

Recommendation

APPROVE

.....comprise:-
Drawing No. 280/03 Rev.A date stamped received 26 July 2010.

.....existing planning permission ADC/0078/10 still stands
and.....substituted for Drawing No.280/02.

Case Officer: Carlos Hone Date: