Development Management - Delegated Officer Report

Application Number: AWDM/0135/22 Recommendation – APPROVE

Site: 12 St Marys Close, Sompting, BNH15 0AF

Proposal: Single storey rear extension and porch canopy to front entrance. External mock Tudor cladding removed, proposed stone quoins and stone surrounds to windows.

Date of site visit: 02.03.2022 - 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:

St Marys Close comprises 17no. two storey, detached dwellings of varying styles with some having a mock Tudor style; half render/half brick faced; and full brick faced. Some have decorative ridge tiles, others have round ridge tiles; the roof colours are different but the roof coverings are pantiles. The roof forms vary from Sussex hip, to gable ends; some properties have an open plan appearance, others have boundaries of flint panels with red brick quoins. Some have integral garages others have detached garages.

No. 12 is of a mock Tudor comprising a light coloured facing brick on all 4no. elevations with half timbers on upper sections of all elevations. The roof has pantiles, whilst the roof of the existing porch are plain tiles. No. 12 has an existing single storey side extension and a large double garage to the front of their property.

The property is not a Listed Building and is not within a Conservation Area.

Proposal:

This application seeks planning permission to:-

- Remove the existing 1st floor external timber cladding from all of the elevations
- Provide a single storey rear extension measuring approx. 6.35m wide x 4m deep x 3.9m high;
- Provision of a pitched roof and columns to front porch;
- Change to all fenestration and doors on all elevations;
- Provide stone quoins to edges of most of the elevations;
- Provide stone edging to most of the windows;
- Change existing front square bay to semi-circular bay; and
- Change of roof from pantiles to slate tiles.

Consultations:

None

Representations:

Sompting Parish Council: Customer objects to the planning application: SPC have no objection to the extension to the rear of this property nor the porch, but do object to the proposed change to the façade as they consider this to be out of character with the rest of the properties in this close.

No Objection: 4 St Marys Close

- Given that half the properties in the Close do not have cladding, and given the fire safety risk of cladding, the removal of cladding is not going to dramatically change the look of the Close and is likely to enhance the safety of the property.

- The house is located between two properties that already have porches so the addition of a porch is not out of context with neighbouring properties.

- The extension is at the rear of the property and not visible from the front of the property.

- Overall, given the position of the property in the corner of the Close and the different styles of houses in the Close, the design and development proposed it will have very little significance to the overall aesthetic presentation of the Close and Sompting more generally.

- No objection to the single storey rear extension (no. 11 SMC)

Objections: 8, 11 & 13 St Marys Close

- The removal of the timber cladding would result in a property having an external design totally out of character with the neighbouring houses
- The addition of stone quoins and stone window surrounds – no properties within the Close have this type of embellishment, and this would be out of character with the neighbouring properties
- The design of the front porch is out of character with the neighbouring properties
- The plans show that the fascia boards and external doors would be changed from brown to white, this would be out of character with the neighbouring properties and other properties of the same design
- The east elevation seeks to change the design of the first floor window above the bay window. This would be out of character with the ground floor windows and other windows on this elevation.
- All these changes would be inconsistent with the overall style of the development in the Close
- All the larger houses have been built with the same external look with the mock Tudor timber cladding, thereby the removal of the cladding will totally

change the appearance of the property and out of keeping with the character of other properties
- Object to the porch canopy and stone quoins and stone window surrounds as it would be out of character
- The Close has three designs of detached housing of which 7 are mock Tudor
- The other two designs have either brick or rendered frontages
- They are grouped in complementary pairs and present a pleasant and harmonious arrangement
- Some thought was obviously given to this at the original planning stage to achieve this
- At the head of the Close no.'s 11, 12 and 13 are mock Tudor, by altering the frontage of no. 12 the harmony would be destroyed
- The new frontage would be intrusive and an alien feature into the Close which would dramatically alter its character

Relevant History:

S/67/87/TP/PA Outline application for redevelopment of southern part of site with residential development (comprising 17 detached four bedroom houses with associated garages), plus the provision of an open space
Approved 11.08.1988

S/60/88/TP/RM Reserved matters application for redevelopment of southern part of site with residential development (comprising 17 detached four bedroom houses with associated garages)
Approved 01.11.1988

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 Amenity:

The original permission for the 17 no. detached houses was gained in 1987 and 1988, and on checking the conditions of those approvals, there are none limiting the permitted development rights of the dwellings or requiring the external cladding be retained in perpetuity. The application therefore will be judged on its own merits.

The 17no. detached houses within St Marys Close have differing designs and sizes from one another. They all tend to have light coloured face brick work and a number of them are half rendered, and some have half-timber cladding applied to them in what has come to be known as mock Tudor style.

No. 1 is half-rendered and half-timbered;
No.'s 2 and 3 are mirrored, and full brick faced;
No. 4 half-rendered and half-timbered;
No 5 is full brick faced but with a timbered frontage and on part of one side elevation;
No.'s 6 and 7 are full brick faced;
No. 8 is half-rendered on all 4no. elevations, with brick quoins on upper parts and brick headers and sills to windows
No.'s 9 and 10 are full brick faced;
No. 11 is half-rendered and half-timbered on front elevation and part of one side elevation;
No. 12 is full brick faced but with half-timber on all of the elevations;
No. 13 is half-rendered on all 4 elevations and half-timbered on all elevations also;
No. 14 is full rendered and has brick quoins on top corners and brick window heads and sills cut into rendering;
No.'s 15 and 16 are full brick faced; &
No. 17 is brick faced with half-render and half-timber on front elevation and part of one side elevation.

With regard to windows and doors, many are now uPVC and some are white and others brown framed windows and ditto doors, some white some brown, but as stated earlier, the properties have existing permitted development rights. Garage doors have also been painted various colours including red, white, blue, green etc.

There are indeed similarities within the Close, but there are also many differences too. This observation could be said of many streets.

The changes proposed are considered to be picking up on existing visual traits within the street, and will change the palette of materials currently used, i.e. from brick to stone with regard to the quoins, and timber to stone with regard to the window surrounds.

Another change to materials would be that of the roof tiles, going from the pantile to a slate tile.

The mock Tudor element of the dwelling will be changed, but it is not considered that the changes would be detrimental to the overall character of the Close.

Residential Amenity

The application site, no. 12, is tucked into a side corner of the northern part of the close, and backs onto the tree belt on 2no. of its elevations. It is separated from its neighbour no. 11 by a double garage, and it is offset from its other neighbour no. 13.

Its positioning relationship with no. 11 is such that no. 11 will not directly overlook no. 12 and vice versa from no. 12.

No. 13 is more on a level with no. 12, and thereby there will be opportunities for both properties to have views onto their neighbours.

There will be the addition of a long window within the ground floor south elevation, facing towards no. 13, and the view from this window would be oblique towards no.13, and would be diffused by the existing boundary fence, and thereby will not result in any unacceptable overlooking of its neighbour.

There will be a change in size of the window on the ground floor north elevation, becoming smaller, which will be an acceptable change.

A new door will be inserted in the west elevation in lieu of a window, and again no harm to neighbouring residential amenities will result in this change.

The front ground floor bay window, will be change to a semi-circular bay

By far the greatest glazing event on the property will be the 2no. elevations of the proposed rear extension. The glazing will be to the rear and to the south elevation. The rear will view its own garden and the rear tree belt, whilst the south will face towards its neighbour no. 13. The distance from the glazed side elevation to the mutual boundary fence with no. 13 is approx. 6m, and being as the extension is on the ground floor, the overlooking from the extension would be no greater than from the use of the garden or from under the existing pergola.

There will be no additional windows to the first floor, but the windows will change in context and in the case of the jettied section, orientation.

The changes proposed are not considered to materially affect the existing residential amenities of neighbouring properties.

Recommendation

APPROVE
Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 04.03.2022

Authorised by: Peter Barnett Date: 4 March 2022