Development Management - Delegated Officer Report

Application Number: AWDM/1001/21 Recommendation – APPROVE

Site: 7 Beach Green, Shoreham-By-Sea

Proposal: Demolish existing porch and replace with side extension with mono pitched roof and larch battens front and rear and white UPVC cladding to side

Date of site visit: 15th June 2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a detached dwelling on the south side of Beach Green on Shoreham Beach. There are various styles of property along this street with various materials and finishes. The property as existing is rendered with first floor weather boarding. There is a hipped roof at ground floor to the front of the integral garage and front door and a flat roof porch to the west side mainly glazed.

Consent is sought to remove the existing side porch and replace with a side extension with monopitch roof and two roof lights. It is 3 metres wide and 6.3 metres in depth. Its maximum height is under the eaves of the main dwelling. The applicant's propose to use vertical cladding in Siberian Larch to the front and back with white PVC to the side elevation.

The extension is to be up to the boundary to the side of the property and amended plans have been received to show a set back to the front to break up the front elevation and a reduction in height of the extension.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The proposed side extension will be clearly visible within the street scene. It will be higher and larger in footprint than the existing side porch extension. However the interesting roof design and use of materials will make this a feature of the property whilst remaining subservient in scale it is set down from the existing eaves and there is a set back from the front elevation. Amended plans show reduced scale and height and improve the appearance of the extension. This unique and contemporary addition will be in character with the street scene where a variety of property styles exist. The use of different materials to the main dwelling also adds interest and impact. There will be no adverse impact upon the character and appearance of the locality or street scene. Spacing will still remain between the building at the application site and the neighbouring property. This will not give rise to a cramped form of development.

Residential amenity

Due to the position of the extension on the western side the only impact is on the property directly adjacent to the proposed extension. There are two small first floor windows on this side elevation which appear to serve bathrooms. The proposed extension will not result in any loss of light or privacy or overbearing impact to the adjacent dwelling. The extension is visible from other properties to the rear and opposite however no adverse impact will occur.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on plans
4. No additional openings on the west elevation

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

1. Proactive with amendments

Case Officer: Hannah Barker Date: 5th July 2021

Authorised by: Peter Barnett Date: 5 July 2021