Development Management - Delegated Officer Report

Application Number: AWDM/0211/23 Recommendation – APPROVE

Site: 3 The Broadway, Manor Hall Road, Southwick, BN

Proposal: New rendered elevation with top opening tilt and turn windows, fixed lower pane.

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:

This application relates to a two storey, pitched roof, end of terrace property situated on the north side of Manor Hall Road. The ground floor of the property formerly being a retail unit, but now is in residential use, whilst the remaining are still in commercial uses. The rear of the terrace have two storey gabled sections. Each of the terraced properties have rear gardens.

The terrace has a jettied, thickened wall on the outer side flanks, and this design is picked up on the centre property, but also continues horizontally above the first floor windows.

Each end of the terrace are two storey residential dwellings directly abutting the end walls of the terrace. These dwellings are lower than the terrace, and have small front garden areas

Proposal:

Permission is sought to remove the existing shopfront to no. 3 and replace with windows more akin to the residential use; together with rendering the former stallriser and walls plus fascia. The window width (including centre vertical bar) will measure approx. 3.6m wide x 2m high, with the bottom of the windows being approx. 850mm above pavement height.

Relevant History:

SW/70/01 Variation of condition 2 of SW/59/91 to remove 'personal' occupancy restriction **Approved 30.11.2001**

SW/59/91 Change of use from shop to dwellinghouse **Approved 26.11.1991**

Representations: None received

Consultations: None

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:

There is no objection in principle to the proposal which is within a predominantly residential area. The key concerns are the effects on the existing residential and visual amenities of the neighbouring properties and the locality in general, together with how the proposal affects the character and appearance of the area.

Visual & Residential Amenity:

The site is not within a Conservation Area, and the design of the properties within the area is quite mixed, indeed the application site is within a terrace of retail units which abut residential houses.

The proposed changes to the front elevation will see the loss of the wide, glazed, shopfront, which also contains a door into the former shop, and the introduction of centred, full length windows. There will be 2no. windows side by side separated by a vertical centre bar, each set will measure approx. 1.65m wide x 2m high. The bottom half of the windows will be of obscure glass and fixed, non- opening. The top half of the windows will have two identical pairs of tilt and turn, inward opening windows.

The wall surrounding the new window, and including the fascia will be rendered a light stone colour. The door into the house will be the existing door to the west side of the new frontage.

The stallriser will be higher than the existing stallriser, but it will not be dissimilar to the stallriser heights on the neighbouring commercial units to the east.

The other change will be the widened portion of wall either side of the new windows, each side will be approx. 1m wide.

The new windows will look like a transition between the existing shopfronts to the east of the site and the residential houses to the west, and thereby should assimilate well into the character and appearance of the locality.

Recommendation APPROVE: subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 28.04.2023

Authorised by: Peter Barnett Date: 28 April 2023