Development Control – Delegated Officer Report

Application Number: AWDM/0353/17 Recommendation – APPROVE+

Site: 69 Downside, Shoreham-by-Sea, BN43 6HF

Proposal: Variation of Condition 6 of AWDM/0684/16 to allow alternative external materials to extension and roof alterations which are not similar to the main dwelling

Date of site visit: 19.05.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a small detached bungalow located on the south side of Downside. The application site and neighbouring properties are bungalows, but 3 doors down (63) there is a 2 storey residential property. Many of the bungalows within the street have 1st floor extensions with either raised roofs, or dormers or both.

No. 71 has a side dormer which is very close to the application site, and directly overlooks. No. 67 has a rear conservatory and side porch with windows facing to the application site. No. 71 and 73 have rear roof extensions.

Proposal

The application seeks to vary condition 6 of planning permission AWDM/0684/16 which reads:-

'Other than the section of Cedral Weatherboard Cladding on the front (north) elevation and the rear (south) elevation, the external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.'

The applicant chooses to use differing materials and/or varying positions of the approved materials namely:-

1. Replace the existing brown roof tile covering with slate grey colour tile;
2. In addition to the front and rear roof, use the same Cedral Weatherboard Cladding to the front and cheeks on both of the approved dormers The cladding will also be grey.
3. All external walls to be smooth render painted white

Consultations: None undertaken.

Representations: None received.

Relevant Planning History

AWDM/0668/16 Householder application for permitted development for prior approval for single storey extension to rear of property measuring 5.61m from rear wall of the original house, maximum height 3.99m and height of eaves of the extension 2.99m Prior Approval Not Required Issued: 14.06.2016

AWDM/0684/16 Ground floor front infill extension, side porch and re-modelling of roof comprising part hipped gables to north and south including raised ridge including east and west dormers. Approved 19.08.2016

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed use of materials on this property within an established residential area. The key considerations are the effects on the residential and visual amenities of the neighbouring properties.

The change of roof to a grey tile rather than the existing brown will be acceptable within this residential street. Indeed to change the roof covering of a dwelling would not normally require planning, but in this instance as the works for a roof extension required planning permission, the LPA have some control over the use of materials.

The use of Cedral Weatherboard Cladding has been approved within the earlier permission, within the front and rear sections of the roof. To use the same material on the front and cheeks of both the approved dormers would offer some uniformity to the roof. The colour of the cladding had not been conditioned; therefore the use of a grey colour to co-ordinate with the roof tiles would be acceptable.

The applicants have indicated that they would like to smooth render all of the four walls of the dwelling, rather than to have a mix of pebbledash on some elevations and smooth render on another. This also is considered appropriate for the dwelling.

Condition 6 of the approval will thereby be amended to incorporate the required materials.

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Recommendation

APPROVE Subject to conditions

1. Approved plans
2. Standard time limit
3. East wind. in east dormer shall be obscure glazed & fixed non-opening
4. Windows of bathrooms and shower room to be obscure glass
5. All rooflights to be 1.7m above FFL
6. The development will be undertaken with the use of Cedral Weatherboard Cladding on the front (north), and rear roof elevations together with both the dormer fronts and cheeks. The remaining roof will be grey roof tiles and the walls will be smooth rendered.
7. No additional side windows

Informative

1. Approved following revisions
2. Precautionary asbestos

Case Officer: Eve Hearsey Date: 02.05.2017
Authorised by: Jo Morin Date: 02.05.2017