Development Control – Delegated Officer Report

Application Number: AWDM/1084/17 Recommendation – APPROVE

Site: 6 Fowey Close, Shoreham, BN43 5HE

Proposal: Application for Variation of Condition 3 of Approved AWDM/1084/17 change of materials to Siberian Larch cladding to dormer and gable and grey colour aluminium windows

Date of site visit: 25.02.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application property relates to a semi-detached bungalow in a cul-de-sac. There is a flat roof garage set close to the boundary with no. 7. The property has been extended to the rear by way of 2no. flat roof dormers.

Many of the properties within the Close have dormers and other extensions.

The application seeks to vary the condition no. 3 on the earlier proposal AWDM/1084/17 to use different materials on the build, namely the use of Siberian Larch Cladding on the dormer and gable in lieu of concrete tile hanging; and the use of grey colour aluminium windows in lieu of PVCu windows.

Relevant History:

AWDM/1084/17 Conversion of roof including hip to gable extension, front and rear dormers. Single storey rear extension. **Approved 26.10.2017**

Earlier Proposal

The earlier permission gained planning permission for:-

1. Hip to gable roof extension (with no increase to the ridge of the roof);
2. 2no. flat roof front dormers;
3. 1no. long rear flat roof dormer;
4. Single storey flat roof rear extension with a false pitch hipped roof across the full width of the bungalow; and
5. Alterations to the fenestration i.e. replace front window with 4no. full height glazed bifold doors and move the entrance door slightly; 1no. larger window on side elevation to replace the wc small window; provide 2no. sets of bifold glazed doors on the rear elevation.

Consultations: None

Representations: None received.

Relevant Planning Policies

Adur Local Plan: Policy 15
Development Control Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed use of the amended materials within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed materials will make a complete difference to the overall outcome of the approved development. The front dormers; the side gable; and the rear dormer would all be Siberian Larch timber cladding. The Siberian Larch gently mellowing in colour over time from golden to grey. However, the roofslopes and the walls will remain with the existing roof tiles and facing bricks.

Notwithstanding this, it will not be an unacceptable mix of colour and texture to the resultant former bungalow.

The grey aluminium window will provide a tonal difference which will help tie the other elevational changes together.

Residential Amenity

The changes to the materials will not compromise the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials to be as approved by this application
4. No windows in side of the hip; dormers; and extension

Informative

1. Approved without amendments.
2. Precautionary
3. PFA

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

Case Officer: Eve Hearsey Date: 11.03.2019

Authorised by: Peter Barnett Date: 11 March 2019