Development Control – Delegated Officer Report

Application Number: AWDM/1506/21 Recommendation – APPROVE

Site: 32 Cheal Close, Shoreham-by-Sea, BN43 5RQ

Proposal: Single storey rear extension, render to whole dwelling

Date of site visit: 05.10.2020: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site, and site visit photos (see AWDM/1262/20).

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

No. 32 Cheal Close is an attached bungalow, situated within the Shoreham Beach Estate, and is located on the north side of the road. The property is positioned end side onto the front, with the longer stretch of dwelling running into the garden area, this is generally characteristic of the north side of the road. The dwelling is linked to its neighbour by an attached garage.

The materials of the dwelling are a light red/pink/buff, and there is some white horizontal cladding on the front elevation, across approx. 50% of the width of the front elevation. The neighbouring property has yellow bricks and front elevational horizontal cladding.

The application seeks permission to provide 1no. single storey, flat roof, rear extension, which will measure, approx. 4m deep x 7.6m wide x 2.8m high.

The application also seeks permission to render all of the external elevations of the bungalow.

Relevant Planning History:

AWDM/1262/20 Single storey rear extension. **Approved 06.10.2020**

AWDM/1591/20 Householder application for permitted development for prior approval for single storey extension to rear of property measuring 4.7m from rear wall of the original house, maximum height 2.8m and height of eaves of the extension 2.55m **Approved 16.11.2020**

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15

DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

The proposal comprises 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 & Residential Amenity:

The rear extension has been previously approved under AWDM/1262/20, but the current application now includes the painted rendering of all the brick faced elevations of the bungalow, the horizontal cladding will be retained.

Other than the reduction of the triple front patio doors down to a double, there is no change in the consideration of the proposed rear extension from that previously approved. The consideration now is the painted rendering and how that will affect the character and appearance of the street scene and the wider area.

It is noted that the existing external materials are brick and horizontal cladding, and the immediate neighbouring properties on this section of the street, also have facing brickwork and horizontal cladding albeit in differing colours of brick, and some instances cladding. The materials on the opposite side of the road are slightly amended as too are the designs of the dwellings. The school some 50m to the east of the application site has a rendered finish. Continuing through the estate, it is noted that there are many properties that have painted rendering, either in small sections; an elevation; or the whole dwelling.

The use of painted rendering within the Beach Estate is therefore a common feature.

No. 32 is a linked bungalow with no. 34, and it is considered that because there is only a brick strip between and around the garage doors the rendering will be assimilated well onto no. 32 without contradicting no. 34. Further, in view of the amount of rendered or partly rendered properties within the locality, the rendering of no. 32 will not be out of character with the area.

The reduction from three patio doors down to two on the front elevation will also be acceptable and will not harm the residential amenities or the character of the area.

With regard to the rear extension, there has been no change in circumstances or planning policy to warrant a withdrawal of any planning permission for this development.

Recommendation

APPROVE subject to the following condition(s)

1 Approved plans
2 Standard time limit
3 Materials (painted render)
4 No windows to side elevation facing no. 30
5 Obscure glaze east side window

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 21.09.2021

Authorised by: Peter Barnett Date: 21 September 2021