Development Management - Delegated Officer Report

Application Number: AWDM/0529/21 Recommendation – APPROVE

Site: 106 Harbour Way, Shoreham-By-Sea

Proposal: Material change to exterior cladding and re-positioned bathroom window in second floor side extension. Amendment to previously approved AWDM/1654/19.

Date of site visit: 5.11.19 for previous consent.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a two storey semi detached dwelling with a single garage attached to the side which is built up to the boundary. Behind the garage is a flat roof extension which runs along the boundary to the rear with a study, utility and ensuite bedroom. There is also a rear ground floor extension.

Consent was sought and approved under AWDM/1654/19 to add a first floor addition above the existing side extension. This extension is the depth of the original main house with a slight set back to the front. The ridge is continuing from the main ridge with a hipped design.

The current application seeks to amend this consent by changing the proposed materials to match with proposed first floor cladding. Details of the cladding have been submitted by the agent showing Cedral cladding in Ocean Range C10 Blue Grey.

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)

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 impact of the proposed extension was assessed and considered acceptable in the light of similar extensions that had been built in close proximity to the site. The permitted extension was to be built in materials to match existing. The current application seeks consent for exterior cladding to the first floor of the building, as existing and the proposed extension. There are other examples of weather boarding of various colours within Harbour Way. There is also a mixture of brick and render buildings in white and also other colours. It is considered that the proposed cladding will not be an unusual feature and will contribute to the use of contemporary materials within this street scene. The blue colour will complement the existing street scene. No adverse impact will occur in this case.

The removal of the bathroom window from the front elevation and positioning to the side will not have any visual adverse impact, the front window was small and not centrally positioned and its loss will not impact on the appearance from the street scene.

Residential amenity

The main property to be affected is no. 108 Harbour Way to the east of the site. The previous scheme permitted a side bathroom window, there will be an additional side window proposed here. As with the previously proposed window, this will be obscurely glazed and non openable except above 1.7 metres above finished floor level. A condition is attached below to ensure that this is the case and to ensure that no further openings are added. There will therefore be no adverse impact in this case.

The proposed cladding will be visible from neighbouring properties however it will not result in any detrimental impact.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Cladding Ocean Range C10 Blue Grey
4. No windows on the east elevation of the extension hereby approved.
5. The east facing bathroom windows on the plans hereby approved shall be at all times fitted with obscure glazing and shall be non openable except 1.7 metres above finished floor level.

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

1. Proactive no amendments

Case Officer: Hannah Barker Date: 27th April 2021

Authorised by: Peter Barnett Date: 27 April 2021