Development Control – Delegated Officer Report

Application Number: AWDM/0930/25 Recommendation – APPROVE

Site: 17 Fairfield Close Shoreham-by-sea West Sussex BN43 6BH

Proposal: Retention of single storey rear and side extensions, front porch, and hip-to-gable roof extension with front roof lights and rear dormer : Amendments to AWDM/1179/23; flat roof to porch, cladding to porch, gable and dormer, alterations to fenestration.

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:

The site is situated on the north side of Fairfield Close, a cul-de-sac, and comprises a circa 1950's semi-detached bungalow. Many of the bungalows have been and continue to be, updated/modernized with such items as PVCU windows and doors; change in roofing materials; loft conversions including hip to gable; rooflights; roof dormers; cladding to roof gables and some elevations, of various colours; differing forms of rendering. Along with the roof extensions, many have had rear and/or side extensions.

The application site has already implemented their 2023 permission, see below planning history.

Proposal:

The application seeks permission to amend the previously approved and implemented permission by: -

- Flat roof to porch;
- Applying cladding to the porch, gable and dormer; and
- Alterations to fenestration.

Fenestration has been altered on the build, as follows: -

<u>South elevation</u>

- 3no rooflights verses the 2no approved;
- No window in the front elevation of the porch – now a door;

- Both ground floor windows have changed design and size.

East elevation
Gable window is narrower and longer. It does not have a fanlight, but it is fixed and non-opening.

The window in the side gable serves lighting to the stairwell and is back from the side elevation of the dwelling due to the side extension. Currently it is fitted with clear glazing.

North elevation
- The dormer windows are longer and each section of glazing is narrower;
- The bi-fold doors are not as wide as those previously approved.

Representations: 2 letters of Support : No.'s 12 & 15 Fairfield Close

- In keeping with the area and other extensions on the street
- I'm the adjoining neighbour and give full support for this project, its only enhancing my own property and our close.

Consultations: None.

Relevant Planning History:

AWDM/1179/23 Proposed single storey rear and side extensions, front porch, and hip-to-gable roof extension with front roof lights and rear dormer.
Approved 13.10.2023

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 (Revised September 2023)

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area and the effects on the amenities of neighbouring residential occupiers.

Visual & Residential Amenity

The porch is under construction and its flat roof is considered to be a more contemporary structure than the pitched roof approved under AWDM/1179/23.

The roof will be in line with the existing eaves and creates a better visual flow to the approved hipped roof. Further, the entrance door will be located at the front of the porch as opposed to the side shown on the approved plans. This too is a visual improvement.

The rear dormer and side extension will be retained and are constructed, albeit with some changes to fenestration as discussed below.

There will be a change of materials on the elevations of the roof extension, now being vertically hung cladding as opposed to the approved concrete tiles. There are many properties within Fairfield Close that have applied cladding to the roof gable elevations and no. 23 has applied cladding also to the front and side elevations of the original bungalow, half-way up, thereby embracing the existing fenestration. These properties have applied their cladding horizontally, whereas the application site is vertically applied. The flat roof porch will also have vertically hung cladding on its elevations. It is considered that vertically hung cladding does not look unacceptable on this dwelling as the remaining ground floor elevations have been painted in a matching colour to the cladding, thereby providing a tonal design, which is complimentary to the neighbouring properties.

Summary:

Other than the window in the gable end which currently is glazed with clear glass, the amendments are not considered to result in any unacceptable harm to either the visual or residential of the existing neighbours and wider area of the street scene.

Discussions with the applicant have resulted in the agreement to change the clear glass to obscure glass, and a condition will be applied to any permission requiring this change to take place within 6 months from the date of the permission.

Recommendation:

APPROVE subject to Conditions:-

1. Approved plans
2. Materials
3. Windows
4. Obscure glazing

Informatives:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 20.08.2025

Authorised by: Jo Morin Date: 20.08.2025