Development Management - Delegated Officer Report

Application Number: AWDM/0806/22 Recommendation – APPROVE

Site: 26 The Marlinespike, Shoreham-by-Sea, BN43 5RD

Proposal: Proposed front and rear dormers and white render to all elevations (including dormers)

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a situated on the north side of The Marlinespike and is a semi-detached, brick faced bungalow on the Shoreham Beach Estate. The street scene and surrounding area comprises predominantly bungalows, some with front and/or rear dormers of various sizes. Closer to the beach are bespoke design properties, some with flat roofs, some two storey. There is also a difference in building materials for the elevations of the properties, ranging from brick to render; and the roof coverings range from pan tiles to smooth plain tile etc.

No. 26 currently has no dormers, and has a front porch extension and a rear pitched roof extension. Many of its close neighbours have front and or rear dormers.

Proposal:

The application seeks permission to:-

- Render all elevations of bungalow and external elevations of proposed dormers;
- Provide 2no. front dormers measuring approx. 2.8m wide x 2.1m high x 3.4m deep & 4.4m wide x 2.1m high x 3.5m deep;
- Provide 2no. rear dormers both measuring approx. 3m wide x 2.1m high x 2.5m deep;
- Fenestration changes include changing the 2no. windows on the rear elevation to a smaller window and the provision of full glazed bifold doors. 2no. small windows on the east elevation to be removed and wall bricked and rendered;
- Windows and doors to be grey UPVC.

Representations: None received

Consultations: None

Relevant History:

AWDM/2024/21 Proposed front and rear dormers and white render to all elevations (including dormers). **Withdrawn 31.01.2022**

SU/106/89/TP/FP Rooms in roof with dormer at front **Approved 20.06.1989**

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 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 surrounding area.

Visual and Residential Amenities

Many of the properties within The Marlinespike have front and rear dormers. There is no uniformity of dormers within the street, or limited to a single front dormer however it is noted that in the main, the front dormers are generally smaller when they relate to the semi-detached dwellings and larger when on the detached dwellings.

This proposal is an amended application, with the dormers reduced in size from the earlier submission following concerns that they would be over dominant. The application also now retains the chimney, which helps to balance the 2no. semi-detached dwellings. The front dormers will be similar, but slightly larger, to the two dormers approved at No.23 Marlinespike.

The external materials of the dwelling will change from face bricks to render. This will apply to all of the elevations as well as the walls of the proposed dormers. The change from brick faced elevations to white painted render, is also something that has occurred within The Marlinespike in recent years, and thereby, this too will be in character with the area.

The white render will marry well with other rendered properties within the street, thereby not compromising the character of the locality, and in order to be a more cohesive development, all of the windows and doors will be of the same material and colour, namely UPVC grey

Recommendation:
Approve:
Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials

Informatives:-

1. Approved following amendments

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

Case Officer: Eve Hearsey Date: 13.09.2022

Authorised by: Peter Barnett Date: 13 September 2022