Development Management – Delegated Officer Report

Application Number: AWDM/1439/22 Recommendation – APPROVE

Site: Cherrydene, The Street, Shoreham-by-Sea, BN43 5NJ

Proposal: Proposed single storey rear extension (Cherrydene), conversion of the roof space with part hip to gable and rear dormer extensions; conservation style roof windows in the front elevation. (Amendment to previously approved application AWDM/0819/17 – Cherrydene & Ambleside)

Date of site visit: 20.09.2017 & 11.10.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is located within the Old Shoreham Conservation Area, and is positioned opposite the northerly junction of Lesser Foxholes with The Street. The property is a two storey semi-detached 1930s house, originally with full hipped roofs with a two storey small front gable bay window. There are two other semi-detached houses ('Fairlands' and 'Hallcroft') downhill to the south, positioned closer to the highway than the application site. There is also a pair of semi-detached houses to the north ('Rena' and 'Anchorage' to the north, positioned behind the application site). The 3no. pair sets are of very similar design to one another. These 6 no. dwellings are positioned in a staggered format to the street and topography of each pair is higher than its neighbours going from south to north.

The 2no. properties to the north ('Rena' and 'Anchorage') have already undertaken extensions of a very similar design to that required at Ambleside and Cherrydene, namely a Sussex hipped roof; a rear gable roof dormer; a rear pitched roof ground floor extension; and rooflights to the front elevation

Planning permission has been gained by Cherrydene & Ambleside for identical extensions to each of the dwellings, the works comprising an extension of the roofspace to form a Sussex hip at the sides with front and side rooflights and a pitched roof dormer at the rear. A single storey pitched roof extension was also approved at the rear of both properties (AWDM/0819/17 refers)

The Proposal:

The application seeks amendments from what was approved under AWDM/0819/17 being:

- Additional Conservation style rooflight within the front (west) elevation on Cherrydene & Ambleside;

- Removal of rooflight from new Sussex hip on side (south) elevation (Ambleside);
- Balancing up the new Sussex hipped roof extensions with a slightly higher vertical side elevation rear (east) elevation for Cherrydene & Ambleside;
- Change in window type within rear dormers (east) elevation for Cherrydene & Ambleside;
- Change from 4no. bifold doors off rear extension to 3no. full glazed sliding doors on rear (east) elevation for Cherrydene;
- Change from 2no. rooflights to 1no. rooflight to side (north) elevation on rear extension for Cherrydene;
- Insert window into rear extension for Cherrydene for side (north) elevation;
- Reduce no. of rooflights from each roofslope on both rear extensions from 4no. each to 2no. each.

Consultations:

ADCAG - Approve

Representations: None

Relevant Planning Policies

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 2021

Relevant Planning History:

AWDM/0819/17 Rooms in roof with side hipped roof extension with rooflights and rear dormer to east elevation and single storey rear extension to east elevation (application applies to both Ambleside and Cherrydene).
Approved 09.10.2017

AWDM/1242/18 Variation of Condition 5 of AWDM/0819/17 to allow the permitted rear extensions to Ambleside and Cherrydene to be built independently of one another
Approved 28.11.2018

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the Conservation Area.

Residential and Visual Amenity

As can be seen by the history of this site, it is a complex proposal with both properties seeking to construct the same (but handed) development on each of their properties and in order that the visual amenities of the area were not compromised, the LPA required that both extensions on the neighbouring properties had to be built at the same time.

A later application was approved on the sites to allow the rear extensions to be built independently from one another.

It is quite normal for slight changes in design becoming necessary during construction phase of developments, however, in this instance those snagging changes were complicated by the aforementioned condition.

This application seeks to rectify the snags without having to amend the development with any great change to the structural proposal. The proposal will still be recognizable as per the approval and what's more the alterations will not materially affect the character or appearance of the designated Conservation Area.

The effect of the development onto the residential and visual amenities of the neighbours and the locality in general, were previously discussed in the original application AWDM/0819/17, and it is considered that the amendments as proposed will not change the considerations as discussed within that application.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit
3. Materials
4. Windows
5. Built at same time
6. Conservation Rooflights

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 21.12.2022

Authorised by: Peter Barnett Date: 21 December 2022