Development Management - Delegated Officer Report

Application Number: AWDM/068323 Recommendation – APPROVE

Site: 39 King George Road, Shoreham-by-Sea, BN43 6YN

Proposal: Proposed application for hip to gable and rear dormer (permitted development under application AWDM/0267/23) to be finished in cement fibre cladding.

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 property is a two storey semi-detached, hipped roof, dwelling, situated on the north side of King George Road, Shoreham. There is a rear outbuilding close to the boundary with no. 37, and there is also a further detached outbuilding to the rear boundary.

The street is characterised by predominantly two storey, semi-detached housing with hipped roofs, although there have been some that have gabled the hip roof.

The site is not a Listed Building or within a Conservation Area.

Proposal:

Permission is sought to provide:-

- Hip to gable roof extension;
- A flat roof rear dormer; and
- 2no. front rooflights.

Relevant History:

AWDM/0267/23 Application for a Lawful Development Certificate for proposed hip to gable and rear dormer, and two front rooflights. **Current**

Representations: None received

Consultations: None

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 2021

Planning Assessment

Principle:

The proposal comprises a hip to gable roof extension together with a rear dormer on a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual & Residential Amenity:

The street scene comprises predominantly two storey semi-detached, hipped roofed dwellings, and only a few from the street have gabled the hip, and or provided a rear dormer. The rear dormer is positioned over 22m from the dwellings to the rear, and thereby there will be no material overlooking to those properties

However there are some within the wider locality in general, and thereby the hip to gable will not be out of character with the locality. Indeed, a separate application for a Lawful Development Certificate has been submitted for the hip to gable and a rear dormer, which has shown that the proposal would be permitted development.

The difference with this application and the Lawful Development Certificate application is the use of materials proposed. The applicants seeks to use Dark Grey, Cement Fibre Cladding on the external walls of the development rather than hanging tiles to match the existing roof tiles.

The proposed colour choice of Dark Grey for the cladding is considered to blend with the existing colours of the dwelling which are red/brown roof tiles; red brick of the dwelling and pebble dash finish of the upper walls. Roofs tend to visually appear to be in shadow to the main elevations of the dwelling, while grey cladding is increasingly in use as a material for roof extensions, and thereby the colour choice will be acceptable.

Recommendation:

APPROVE subject to the following condition(s)

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

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 27.06.2023

Authorised by: Peter Barnett Date: 27 June 2023