Expiry: 9/8

Development Management – Delegated Officer Report

Application Number: AWDM/0759/24 Recommendation: Approve

Site: 2 Nursery Close, Shoreham

Proposal: Single storey rear extension and hip to gable loft conversion with front and rear dormers. Application to Vary Condition 1 and 3 or previously approved AWDM/1758/23. Amendment: To change the materials for the rear and front dormers and gable from arrowhead clay tiles to black fibre cement board cladding.

Date of Site Visit: 10/7

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a semi detached bungalow on the north side of Nursery Close, close to the junction with Crown Road. This is a 1950's hipped roofed bungalow with a projecting half width front gable addition. It has a driveway on its east side, paired with the driveway at No. 3 and a garage behind the house. A rear extension has been added. It is a brick built house under a tiled roof with uPVC windows.

No.1 has lifted their gable and added a rear dormer and front rooflights. No. 4, has raised their gable and has a wide flat roofed front dormer clad in white uPVC. No. 36 has done the same but in more traditional materials and No. 11 has a front dormer. Otherwise, Nursery Close has an unaltered roofline.

The property is not in a conservation area and is not a listed building. There are no protected trees on the site. It is an area known to experience surface water flooding but to a 'less' extent.

Proposal

Planning permission was granted earlier this year for a 6 metre deep single storey rear extension to replace the rear addition. Roof extensions were also granted; lift the side gable and add front and rear dormers. The roof extensions were approved finished in arrowhead tile hanging. The applicant would like to use black fibre cement board cladding instead.

The raised gable and the shell of the roof extensions have been built.

Expiry: 9/8

Planning History:

AWDM/1758/23 - Single storey rear extension and hip to gable loft conversion with front and rear dormers. Granted 23/2/24

Consultations:

None.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 15, 28
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2023)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key consideration in this case of the use of black cement board cladding to dress the roof extensions is the impact on visual amenities.

Visual amenity

The approved arrowhead clay tiles was a compromise to the originally proposed standing seam zinc. Typically locally roof extensions are traditionally dressed in tile hanging. However, the front dormer at No.4 is clad in horizontal white uPVC and the front dormers at Nos. 11 and 36 have used contrasting tile hanging to the original roof tile. Two black clad dormers on the rear of Hammy Lane properties can be clearly seen between 10 and 11 Nursery Close.

Given the different treatments and in light of the fact that the site is not in a sensitive area it is considered that the use of black cement board will be acceptable in this case.

Residential amenity

No impacts.

Expiry: 9/8

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown
4. Side window obscure and non opening
5. No new side windows

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation N

Case Officer: MOK Date: 10/7/24

Authorised by: Peter Barnett Date: 10 July 2024