Development Management - Delegated Officer Report

Application Number: AWDM/0500/22 Recommendation – APPROVE

Site: 133 Greenways Crescent, Shoreham-By-Sea

Proposal: Single storey rear extension with cedral cladding, side hip to barn hip extension, rear dormer with Juliet balcony.

Date of site visit: 3rd May 2022

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a semi detached, hipped roof bungalow on the north side of Greenways Crescent. This part of the street mainly comprises bungalows and dormers are visible to the front and rear of many of the bungalows. Consent was originally sought for a side dormer, rear dormer with juliet balcony and single storey rear extension. The plans showed cedral cladding to be used for the rear extension and dormers in light grey. Officers sought amended plans to remove the side dormer and suggested a hip to gable as an alternative. It was considered the side dormer was a feature that was out of character with the street, although dormers are commonplace the side dormer was considered an alien feature. The use of cedral cladding for the dormers was also considered detrimental to the street scene with traditional materials and tile hanging the prevailing materials here. It was considered that cedral cladding could be used for the single storey extension as this would not be harmful as it would not be clearly visible within the context of the street.

Amended plans have been received showing a hip to barn hip roof extension and rear dormer both tile hung to match existing and a single storey rear extension cedral clad.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

As amended the proposal will be in keeping with the character and appearance of the street scene, the roof extensions will be visible within the street scene where there are other examples of hip to gable extensions with barn hip and front and rear dormers. The rear dormer is not overly large and there are other examples of large flat roof rear dormers nearby. With tile hanging to match existing these additions can be supported.

The single storey rear extension will not be visible within the street scene, it will extend 4 metres beyond the rear of the existing bungalow and is of flat roof design, it is set in from the boundary with the attached bungalow. It is considered to be subservient to the main dwelling and the use of cedral cladding is acceptable in this case as it will not be visible within the street scene.

Residential amenity

The proposed plans show a side window on the hip to barn hip extension this will be obscurely glazed to avoid any overlooking or preclude any similar development at the adjacent property. The rear dormer faces towards properties to the rear of the site, however these are in excess of 22 metres away and also a rear dormer could be built here under permitted development which would result in a similar relationship.

The single storey rear extension is limited to 4 metres in depth. This is greater than 3.5 metres as recommended in Development Management Standard no.2 which states the maximum depth adjacent to the boundary of an attached dwelling. However in this case the adjacent, attached bungalow has a single storey extension and a conservatory adjacent to the boundary of the application site. The proposed extension will also be set in from this boundary, there will therefore be no adverse impact upon the amenities of the adjacent occupiers. To the west is the neighbouring bungalow and there is a driveway to the side providing separation between the properties. In the light of this and the limited depth of 4 metres there will be no adverse impact in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Obscurely glazed to side gable and no additional openings.
4. Materials to match with rear extension cedral clad in dark grey.

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

1. Proactive with amendments.

Case Officer: Hannah Barker Date: 25th May 2022

Authorised by: Peter Barnett Date: 25 May 2022