Expiry Date: 01st March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/1255/24 Recommendation – APPROVE

Site: 5 Falcon Close, Shoreham-by-Sea, BN43 5HN

Proposal: Proposed two storey and single storey rear extension with roof terrace (amendment to previously approved application AWDM/2307/21). Amendments: Front dormer and enlargement to existing rear dormer omitted. Repositioning of approved first floor fenestration and balcony on extension; depth of balcony terrace reduced; change of proposed materials from zinc to grey timber cladding, render to ground floor and slate roof.

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

Falcon Close is situated on the Shoreham Beach Estate, and the property is relatively close to the beach front. No. 5 is a semi-detached bungalow within a Close, and the properties within the Close front an oval grass area. There are bungalows and two storey properties within the Close, mainly semi-detached. Many of the bungalows have front dormer and/or rear dormers.

The application site is positioned on a bend in the road, and thereby has a narrowing front amenity area and a widening rear garden area.

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

Proposal

The application proposes to amend the previous approval by-:

- Constructing the rear single storey and two storey extension only;
- Reposition first floor fenestration and balcony;
- Depth of balcony reduced to 2.1m with 1.8m high obscured glazing to sides;
- Change external materials from zinc cladding to grey lap cladding to first floor, render to ground floor, and slate style roof tiles.
- Increasing the number of openings within the rear ground floor extension and rear dormer elevation i.e. 5no. doors to the ground floor

in lieu of 3no. doors and 3no. doors to the dormer in lieu of 2no. doors. Other fenestration alterations to the rear dormer and rear elevation of the property.

Relevant Planning History:
AWDM/2307/21 Proposed new two storey (with zinc cladding) and single storey rear extension with roof terrace, dormer to front (with zinc cladding), alterations to fenestration, timber screen to bin store at front. **Approved 11.02.2022**

Consultations: None

Representations:

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The proposed changes to the earlier approval will not compromise the design of the dwelling or the street scene in general, they will still be in character to the locality in general.

The change of material from zinc cladding to horizontal board cladding will be an acceptable change and will co-ordinate with other properties within the locality who have cladding. The use of render will also be appropriate for the property and locality.

The changes to the rear windows/full glazed doors will not compromise the existing residential amenities of the neighbouring properties, and any material manner.

Being at the rear, there would be no adverse impact on the character of the property or the visual amenities of the locality as a result of this application.

As the proposal is reducing the amount of development on the property, there would be no significant detrimental impact on the residential amenities of adjacent occupiers as a result of this application.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Materials
4. Obscure balustrade

Informative

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

Case Officer: Eve Hearsey Date: 8 November 2024

Authorised by: Peter Barnett Date: 8 November 2024