Expiry Date - 14/12/2011

Development Control – Delegated Officer Report

Application Number:
AWDM/0944/11

Recommendation – Approve Application

Site: **24 Queens Road Southwick Brighton West Sussex**

Proposal: **Application for non-material amendment of AWDM/0635/11 to enable tile-hanging on main side gable and rendering of rear wall instead of brickwork**

The Application

The application property is a semi detached dwelling on the south side of Queens Road. Planning permission was granted on 3 November to construct a side extension with a bedroom in the roof. As amended, the extension measures 5.7m wide. After 2.7m width the extension steps down over a proposed garage by 1.2m with the pitched roof set in from the rear by 1.7m. A small flat-roofed WC is proposed at the rear of the garage. The extension does not project beyond the rear wall of the original house.

A 1.3m wide extension to the existing rear dormer is also proposed with 2 rooflights proposed in the rear roofslope of the side extension. A front porch and vehicular access are also proposed under 'permitted development'.

This application seeks approval for a non material amendment to the development comprising the rendering of the rear wall of the existing property and extension and the addition of tile hanging to the end gable of the higher extension.

Consultations and Representations

Consultations/Comments

N/A

Third Parties

No notification has been carried out in accordance with the procedure for a non material amendment application

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Visual amenity and character

The proposed change to the external wall at the rear of the dwelling and extension is not considered to be visually harmful or unacceptable. It will avoid a possible mismatch of brickwork and will give a clean, crisp finish to the rear elevation. The existing dwelling could be rendered without the need for planning permission.

The addition of tile hanging to the gable will also add an attractive design feature to the side of the taller extension. It will be at the rear of the gable and will be largely hidden from the street by the lower extension in front, which is not to be tile hung. It is considered that these minor changes are acceptable.

Residential amenity

The non material amendments are not considered to have any adverse impact on the residential amenities of neighbouring dwellings.

Recommendation

APPROVE the non material amendment in accordance with the application and accompanying plan. For the avoidance of doubt this plan comprises:-

Drawing no. 10111T/03 R9 received 16 November 2011

..... existing planning permission AWDM/0635/11 still stands and that the conditions imposed upon it continue to apply to the development except that the above plan can be substituted for Drawing no. 10111T/03 R8 received 24 October 2011

Case Officer Peter Barnett Date 23 November 2011

23/11