Development Management – Delegated Officer Report

Application Number: AWDM/1284/22 Recommendation: APPROVE

Site: 62 Beach Green, Shoreham-By-Sea, West Sussex

Proposal: Amended resubmission of application AWDM/1800/21 - Remodelling of house comprising, one storey rear extension, rear dormer extension (including solar panels) with rear balcony at second floor; remodelled front entrance porch; formation of terrace to front at second floor, timber cladding and white render to elevations, zinc clad roof.

Date of Site Visit: visited to assess previous application

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a detached two storey dwelling with a flat roof garage to the side and front porch. It has off street parking to the front and a single storey extension to the rear. The rear garden has an open aspect to the north towards Shoreham High Street and the River Adur. The building is currently brick and rendered with a tiled roof.

Consent was granted under AWDM/1800/21 to remodel and extend the existing building. A two storey flat roof extension was permitted to the rear with a flat roof dormer and terrace on the flat roof. A front porch roof and front balcony were also permitted. The development as permitted would give rise to a contemporary development with the use of vertical timber cladding on the front and rear elevations, white render to the sides and zinc cladding to the roof, dormer and part of the front elevation.

The current application seeks consent to amend the permitted scheme. The first floor rear extension is to be removed and in turn the roof terrace above is removed. A small balcony is proposed leading from the rear dormer and a juliette balcony below, some fenestration detailing is changing also as a result of the changes. Amended plans have been received to show full height privacy screens on either side of the proposed balcony.

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

The minor fenestration changes are acceptable in this case, there are some changes to windows sizes to the front and rear and windows removed from the east elevation. The removal of the first floor extension will reduce bulk and scale. It will also allow spacing between the base of the dormer and the roof slope. The proposed balcony will project from the dormer however it will be much smaller scale than the extension and roof terrace. The juliette balcony below matches the balcony above and is therefore visually in keeping. In the light of the previous consent this reduced scheme is acceptable.

Residential amenity

The impact upon the dwellings on either side of the site was considered when assessing the previous application. In this case the scale of the development is reduced overall. The amended plans show screens added to the side of the proposed balcony which will limit overlooking, as the previously permitted screens on the terrace would have done. In the light of the previous consent and subject to the conditions set out below the application can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials as shown on the approved plans, timber cladding, white render and zinc clad roof.

4. Prior to use of the rear balcony hereby permitted privacy screens shall be installed and shall remain at all times.
5. Obscurely glazed kitchen windows and no openings on the east or west side of the building.

Is recommendation contrary to letter(s) of representation N

1. Proactive with amendments

Case Officer: Hannah Barker Date: 6th September 2022

Authorised by: Peter Barnett Date: 6 September 2022