Development Management – Delegated Officer Report

Application Number: AWDM/1499/22 Recommendation: APPROVE

Site: 26 New Road, Shoreham-By-Sea, West Sussex

Proposal: Alterations to existing dormers including formation of balcony to rear dormer and use of cedral cladding to front and rear dormer. Proposed single storey rear extension, fenestration changes and new storm shelter.

Date of Site Visit: 10th October 2022

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application site is a terraced three storey property with rooms in the roof with front and rear dormer. The main entrance and property frontage is from New Road to the north and to the south there is rear aspect and lower ground level onto Brighton Road. There is a rear yard area with an existing single storey rear projection which is connected to the adjacent property.

Consent was originally sought to zinc clad the front and rear dormers, add a juliette balcony to the rear dormer, a single storey rear extension with balcony above, creating access from the first floor, changing the bay window to doors. An elongated vertical window was also proposed at first floor. Part of the existing rear projection was to be demolished and formed within the extension with a rear shed.

The site is within the Conservation Area; the front and rear elevation are clearly visible. The dwelling is also in close proximity to properties attached on either side. Amended plans have been received following assessment of the impact upon the adjacent occupiers in terms of the balcony above the single storey extension. This would give rise to overlooking in close proximity and has therefore been removed. There has been consultation and consideration of the impact of the development upon the Conservation Area with the Council's Conservation Architect. It has been concluded that cedral cladding in dark grey/pewter as shown on the amended plans would be a more suitable material on both the front and rear dormers. A balcony to the rear dormer with the dormer set back to match similar development within the terrace is also proposed. The rear bay windows remain as existing and two vertical windows are proposed. The single storey extension is 2.1 metres in depth. A front storm shelter has also been added.

Consultations

Adur Conservation Area Advisory Group: - APPROVE

Representations

2 representations received from the owner/occupiers of No. 24 New Road objecting to the original plans for the following reasons: -

- Object to the balcony at first floor. It would look directly down into my patio and windows.
- Detrimental impact on occupiers as a result.
- Block light and create noise pollution and affect privacy.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15 and 17
'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 and Conservation Area.

Visual amenity

As mentioned above the site is within the Conservation Area and due to its position both the front and rear elevations are clearly visible. They do however have different characters and setting. As existing the property when viewed from New Road is simple in character and appearance similar to the properties on either side. There is however a very large tile hung dormer which does not contribute positively to the Conservation Area. The proposals as amended show this dormer to be clad with cedral boarding in grey/pewter. It is considered that this material will improve that of the brown tile hanging a more contemporary appearance and low maintenance. Whilst not overly prominent in appearance. This also works for the rear elevation where the dormer will be reduced to provide a balcony and contemporary feature but not out of keeping with balconies along the south side of the terrace.

The single storey flat roof extension is modest in scale and subservient, it has no impact upon the character and appearance of the Conservation Area. The bays on the first and second floor have been retained to be consistent with the bays adjacent to preserve these features. The vertical windows were considered to be acceptable and on balance on the south side not such to warrant a refusal. The front storm shelter represents those within the street on New Road and will be consistent with existing development. The Conservation Architect has given support for the proposals as amended.

Residential amenity

The single storey rear extension is 2.1 metres in depth and is the full width of the property. There will be no impact upon the property to the east as this extension replaces the existing rear projection. To the west there is no extension however the projection is not such to warrant a refusal in this case in terms of loss of light and outlook to an unacceptable degree. The boundary wall is also higher adjacent to the rear of the building. The proposal can therefore be supported. The proposed shed is to the rear of the yard and in the same footprint as the existing projection which is to be removed. No details have been provided therefore a condition is attached to approve details prior to its installation.

The rear dormer will be reduced in scale and a balcony added, the plans show privacy screens on either side and a condition is attached to ensure that these will be installed and retained at all times. There are balconies adjacent and provided the screens are installed there will be no loss of privacy in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing to include cedral cladding.
4. Privacy screens to balcony
5. No balcony on single storey roof.
6. No windows on east or west side of the extension.
7. Storm shelter to match those adjacent.
8. Details of shed to be submitted and approved prior to installation.

Is recommendation contrary to letter(s) of representation Y

1. Proactive with amendments

Case Officer: Hannah Barker Date: 13th February 2023

Authorised by: Peter Barnett Date: 13 February 2023