Development Management – Delegated Officer Report

Application Number: AWDM/0584/24 Recommendation: APPROVE

Site: 73 Crown Road, Shoreham-By-Sea, West Sussex

Proposal:Loft conversion with gable end roof extension and rear dormer with grey cladding.

Date of Site Visit: 20th May 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a semi detached bungalow within a street of similar properties many of which have been extended and altered with hip to gable extension and front and rear dormers. There is an original front gable projection, a flat roof garage set back to the side and a single storey rear extension.

Consent is sought to add a hip to gable side, roof extension with a rear flat roof dormer with juliet balcony. It is proposed to clad the gable and rear dormer with anthracite grey fibre cement cladding.

Consultations: - None received.

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 (December 2023)
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 hip to gable extension will be clearly visible within the street scene. The rear dormer is large and extends across the rear roof slope. The change to the bungalow is acceptable in this case as it replicates many similar developments within the street. The rear dormer and hip to gable extension are also development which in form is permitted development. The applicant's agent has shown that the scale of the development complies with the volume for permitted development. However in this case as cladding is used and not materials to match then consent is required.

80 Crown Road has a front and rear dormer clad with grey cedral boarding and when permitting this under AWDM/0026/22 the case officer stated that the use of cladding would not cause harm to the locality. In this case the same view would be taken. The use of contemporary materials here would enhance the building whilst maintaining the traditional form of the building in keeping with the surrounding locality.

Residential amenity

As stated above this development would not require consent without the proposed materials. Therefore it would be difficult to resist the development on the grounds of harm to residential amenity as the hip to gable and rear dormer would have the same impact should they be constructed with materials to match existing. In any event, no substantial harm will arise. Support can therefore be given in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials anthracite fibre cement cladding
4. No additional windows on the south elevation.

Is recommendation contrary to letter(s) of representation N

1. Proactive without amendments

Case Officer: Hannah Barker Date: 18th June 2024

Authorised by: Peter Barnett Date: 19 June 2024