Development Management - Delegated Officer Report

Application Number: AWDM/1697/21 Recommendation – APPROVE

Site: 31 The Marlinespike, Shoreham-by-Sea, BN43 5RD

Proposal: Change of external materials (slate roof and render to all elevations)

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:

The application site is located on the south side of The Marlinespike, in Shoreham, and is semi-detached linked bungalow, with a front dormer and a forward outrigger. The bungalow is brick faced with one section at the front painted white.

The street scene comprises predominantly bungalows some detached, some semi-detached. Many with dormers and or other extensions.

There is a mixture of materials of within the street and area of brick and render, some a mix of both. There is also a mixture of rooftile colours and types.

Proposal:

This application seeks permission to change the materials of the dwelling from brick to smooth render on the walls and from pantiles to slate on the roof.

The application also includes the demolition of the chimney stack.

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

The street scene is characterised by predominantly semi-detached bungalows, many of which have front and rear dormers, and other extensions.

A further characteristic of the street is the variation of types of materials used for the dwellings. Some with brick and others with render and brick and others again with a complete render finish.

There is also a variation in roofing materials such as pantiles, plain tiles, slates etc.

The proposal to cover the existing brick with render (including the dormers) and change the roof covering from pantiles to slates, will thereby be in accordance with the character of the street.

The application also includes the removal of the chimney stack, and again, many properties within the street have removed their chimneys which will make the application conform to the ongoing changing character of the street.

One further change to the external appearance of the dwelling will be the change of windows to grey coloured units and the inclusion of a rooflight on the rear roofslope. The colour choice of the windows will reflect the use of slate acceptably.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 03.11.2021

Authorised by: Peter Barnett Date: 3 November 2021