Development Management – Delegated Officer Report

Application Number: AWDM/0643/23 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. Application to vary condition 1 (approved plans) of AWDM/1499/22 to include Juliet balcony and cladding to dormer.

Date of Site Visit: Visited when considering previous application

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 a 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.

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. Consent was granted under AWDM/1499/22 for cladding to the front and rear dormers with the rear dormer reduced in size with a balcony proposed. Full height windows are proposed to the rear elevation with some fenestration changes to the front elevation, a storm shelter and a single storey rear extension.

The current application is seeking consent for some changes to this previous consent. The front dormer is to be clad with cedral boarding with the side dormer cheeks and rear dormer clad with slate. The rear dormer is to remain as existing with a juliette balcony proposed with white railings. The ground floor extension is shown on the current plans to have full glazing to the rear elevation and the vertical window on the ground floor is not shown to be as deep. The windows to the front dormer are to be changed to line up with the windows below.

Representations: - None received.

Consultations

A.D.C.A.G: - APPROVE

Relevant Planning Policies

Adur Local Plan 2017 Policy 15 and 16
'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 Conservation Area and surrounding built environment.

Visual amenity

The previous consent was similar to that proposed, it is considered that the changes to fenestration and the proposal to clad the front dormer with slate to the side and rear will have no significant adverse impact in this case. These changes will be visible within the street scene and will not be harmful to the character and appearance of the existing building and the Conservation Area.

The main change here is the retention of the rear dormer as existing and the installation of the juliette balcony. The existing consent permitted a reduction on the depth of the dormer and the projection of a balcony with privacy screens. The proposal here retains the dormer with full height glazing proposed and balustrade. It is considered that the glazing proposed is more sympathetic to the building and with the proposed white balustrade will match the balustrade adjacent. The glazing emphasises the vertical appearance of the building and will not be harmful here to the character and appearance of the building or the Conservation Area. In the light of the current consent the proposals here will have no adverse impact and can be supported.

Residential amenity

The changes proposed will not give rise to any adverse impact upon residential amenities of the occupiers of the adjacent dwellings. The extension will remain in form the same as that already permitted with increased glazing to the rear elevation.

The juliette balcony will have less impact than the approved balcony, with the dormer remaining the same size as existing and glazing and balustrade being added. No adverse impact will occur in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing including cedral cladding and vantage juliet balcony railings in white galvanised metal and windows to be Residence 9 uPVC white.
4. No balcony on the single storey roof.
5. No windows on the east or west side of the extension.
6. Storm shelter to match those adjacent.
7. Details of the shed to be submitted and approved prior to installation.

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 5th October 2023

Authorised by: Peter Barnett Date: 12 October 2023