Development Management - Delegated Officer Report

Application Number: AWDM/0746/21 Recommendation – APPROVE

Site: 1 Old Rectory Gardens, Southwick

Proposal: Remodelling of existing building to include raising ridge height to provide habitable accommodation at first floor level. Cladding to first floor elevations (amendment to approved AWDM/0142/20)

Date of site visit: Site visit when considering AWDM/0142/20

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is as existing a two bedroom bungalow with a garage/outbuilding to the rear/side. There is off street parking to the front and a large rear garden. It is within a street which comprises of mainly two storey dwellings both detached and semi detached. The row of dwellings is set back from the main highway, Kingston Lane, with an access road serving the dwellings. There are trees and vegetation screening the street from the main public highway however due to the position of the application site on the end of the row the dwelling is clearly visible from Kingston Lane when approaching from the north.

Consent was granted under AWDM/0142/20 to extend the existing bungalow by increasing the height to add an additional floor. The footprint will as a whole remained unchanged other than a first floor overhang to the front to create a recessed entrance. A 4 bedroom house was permitted. The original consent was for brick and tile construction with tile hanging at first floor.

The current application seeks amendments to the permitted scheme. Brick and tile is proposed to match existing however the tile hanging is to be replaced with composite cladding in grey with grey windows. A more contemporary style dwelling is proposed with the scale, footprint and height of the building remaining as permitted. There are some alterations to windows with some of the windows on the southern elevation removed and some slight variation to the rear east facing windows.

As previously permitted the garage to the side of the bungalow is to remain however the attached stores are to be removed. The property has a large rear garden. This dwelling is on the end of the row of properties with Glebe Primary School to the rear, three storey flatted development is to the north in Meadway Court.

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 (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The proposed development has been approved in principle under the previous consent the matter for consideration here is the changes to the fenestration details and the materials. As previously stated the materials used at the adjacent properties vary with brick and tile to the north and render to the south. The dwelling at no. 3 has recently been completed permitted under AWDM/0698/19 and is contemporary in finish with white render and grey windows and roof. The change here from traditional to more contemporary use of material with cladding and grey windows and doors will not be out of keeping here.

The changes to the windows will not result in a significant visual impact within the context of the building as a whole. No adverse impact will result.

Residential amenity

The impact of the development as previously approved has been assessed and deemed acceptable in terms of residential amenity. This proposal removes windows at first floor on the south elevation and ground floor, therefore a lesser impact than previously approved. The same safeguarding conditions remain in place to protect the amenities of the adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match with brick and tile with grey composite cladding and uPVC grey windows and aluminium doors.
4. No additional windows on the south side of the extended building.

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: 20th May 2021

Authorised by: Peter Barnett Date: 20 May 2021