expires 24/4

Development Control – Delegated Officer Report

Application Number: ADC/0067/09 **Recommendation - Application Permitted**

Site: **65 The Meadway Shoreham-by-Sea West Sussex BN43 5RN**

Proposal: **Proposed pitched roof dormers to front elevations and white cladding to first-floor elevations of 2 no. new houses (amendment to ADC/0607/07)**

The Application

The application site lies on the southern side of The Meadway and presently contains a detached chalet bungalow. Permission was granted in April 2008 for the demolition of the bungalow and the erection of a pair of detached three bedroom houses (ADC/0607/07). This application seeks consent for design revisions, namely the provision of an additional dormer to the north front elevation of both dwellings and the addition of a pitched roof to the dormers. White timber cladding is proposed to the first floor elevations, rather than the originally proposed painted render, and solar panels are proposed for the south and west elevations of both dwellings. No other changes to the dwellings are proposed, i.e. their height, footprint and size remains as approved.

Consultations and Representations

Consultations/Comments

None

Third Parties

None

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH21, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH2 expects development to be designed so that its appearance, character and scale create a pleasant place in which to live, is in keeping with and enhances the existing local environment with particular attention to the architectural form, height, materials, density and layout; respect for the natural features of the site, including trees, no unneighbourly effect on existing dwellings by loss of privacy, light, outlook or open amenity space; adequate access and parking arrangements and accordance with adopted standards (in this case the Council's DC Standard No. 2 'Space Around New Dwellings and Flats' 1996).

AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed additional dormer, the change to a hipped roof design for the dormers, the cladding and the solar panels are all considered to be acceptable design amendments which will improve the look of the proposed dwellings and enhance their appearance in the street scene.

Residential amenity

The proposed amendments to the design of the dwellings will not have an adverse impact upon the amenities of neighbouring residents.

Recommendation

APPROVE for the reason:-

The revisions to the design of the proposed dwellings would not detract from the existing local urban environment and would not result in unacceptable

detriment to the amenities of neighbouring properties or detraction from highway safety. They would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB25, AH2, AH5) and the West Sussex Structure Plan (LOC1, NE1, ERA1, DEV1, DEV4-5).

Subject to:-

1. C1Ci (Standard time limit)
2. The conditions of the permission ADC/0607/07 and the associated section 106 Obligation dated 18 April 2008 shall continue to apply to the proposed development.
   Reason: For the avoidance of doubt and in the interests of residential and visual amenity and highway safety having regard to policies AG1, AH2 and AP4 of the Adur District Local Plan and ERA 4-5, DEV1 & DEV3-5 of the West Sussex Structure Plan.

Case Officer: [redacted] ...

Date 25/3/09

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