Expiry Date – 12/5

Development Control – Delegated Officer Report

Application Number: AWDM/0466/21 Recommendation – Grant

Site: 29 Saxons, Shoreham

Proposal: **Re-submission of approved application AWDM/1844/20 to include rendering to all ground floor elevations**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 10/12/20 plus applicant's photos

Site and Surroundings

This application relates to a detached house on the north side of Saxons on the bend of the road. The site adjoins an area of open land between No. 29 and No. 30. This land is not council owned but is maintained by the Council, for now.

This is one of four gable fronted houses on this side of the road, further south they are semi detached. No. 30, which is at right angles to the site and faces east/west is also a detached house but with a hipped roof. The street has a mixed vernacular of brick built houses some with first floor tile or composite cladding hanging.

The property is not in a conservation area and is not listed.

Proposal

Planning permission was granted last year for an infill extension between the rear of the garage and the kitchen and to convert part of the garage into a study. A first floor extension which extends the full depth of the original side wall was also approved to create two additional bedrooms as well as a replacement rear extension in place of the conservatory. This application seeks to modify that approval to allow the entire ground floor to be rendered and painted in place of the existing and approved brickwork. There is no render on the existing property.

Relevant Planning History

AWDM/1844/20 - Single-storey rear (north) extension and first floor side (east) extension; garage to be part converted to habitable accommodation with false pitch roof to front (south). Granted 24.12.20

SU/79/80 – Extension to east and north elevations to form a utility. Granted 6.5.80

Consultations

Parks and Foreshore: *'No observations from a parks and foreshore perspective on this application as there is no landscapes or natural aspects connected or impacted by this application.'*

Previously Estates confirmed: This land is not owned by the Council.

Highways: 'This application is a re-submission of approved application AWDM/1844/20 (for the partial conversion of garage to habitable accommodation and erection of single storey rear and first floor side extension to the property) to include rendering to all ground floor elevations . The site is located on Saxons, an un-classified road subject to a speed limit of 30mph.

The LHA did not raise any highways safety concerns to AWDM/1844/20 and comments submitted with regard that AWDM/1844/20 are still considered valid.

Conclusion
The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.'

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The extensions are as approved last year under AWDM/1844/20. The only change to that permission is the proposed use of painted render throughout the existing and proposed ground floor elevations. This will not be harmful to neighbour amenity.

Character

The existing house has a horizontal timber clad upper floor and mid tone brick ground floor. 4 houses including the application site are identical in this regard (26-29 inc). No. 30 is entirely buff brick, other houses in the street have a tile hung upper storey.

Render is untypical.

The site is not in a conservation area and the uniformity of the appearance of these 4 houses will be altered by the use of render. However, the site is on the end of the row and this is not a 'sensitive' area. It is therefore considered that a painted rendered elevation is acceptable.

Recommendation APPROVE subject to the following conditions:

1. *Approved plans*
2. *3 years*
3. *Materials to Match*
4. *No new windows*

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 23.4.21

Authorised and signed by: Peter Barnett Date: 23 April 2021