Development Management - Delegated Officer Report

Application Number: AWDM/0760/22 Recommendation – APPROVE

Site: 39 Kingston Lane, Southwick, BN42 4SJ

Proposal: Raising of the roof ridge and eaves to form rooms in roof with side (north) dormer and rooflight to both sides; single storey rear extension; first floor front extension over existing bay. Application to vary condition 3 (materials) of approved AWDM/1313/21 to allow for tile hanging rather than render at first floor.

Date of site visit: Assessment has been assisted using the Applicants plans and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

This application relates to a bungalow on the east side of Kingston Lane. The bungalow sits between two, 2-storey houses and has a flat roofed garage on its southern boundary. It is a rendered and white painted bungalow under a dual pitched tiled roof with a front bay detail. It has been extended at the rear with a flat roofed extension.

The street scene comprises a mix of dwelling sizes; types and materials. With brick face, render finish, tile hanging and even mock Tudor on some or all of the elevations an often a mix of two or three materials

Proposal:

This application seeks planning permission to amend the materials proposed on the approval for AWDM/1313/2, with the first floor changing from render finish to vertical tile hanging (excluding the first floor bay and the dormer cheeks).

Consultations: None

Representations: Letter of objection from no. 41 Kingston Lane:

- The use of tile hanging rather than render will have a major impact and a loss of light;
- The first floor extension is already impacting on our natural light even with the original render;
- With the ground floor extension not going ahead the build will not be in accordance with the approved plans;
- More changes could take place against the original approval

Relevant History:

AWDM/1313/21 Raising of the roof ridge and eaves to form rooms in roof with side (north) dormer and rooflight to both sides; single storey rear extension; first floor front extension over existing bay. **Approved 19.10.2021**

AWDM/2140/21 Detached self-contained annex in rear garden for relative. **Approved 04.03.2021**

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 character and appearance of the surrounding area.

Visual & Residential Amenity:

The only matter being considered here is the change of materials which will be used on the elevations of the new first floor, namely the use of vertical tile hanging in lieu of render.

A perusal of the street scene reveals that other properties within Kingston Lane have differing materials to one another, with the use of brick facing, render finish, tile hanging and mock Tudor, thereby the change from render to vertical tile hanging, with the tiles to match the existing, will not be out of character with the locality.

It is noted that there has been an objection to the application, but it should be made clear that the extension is not being reconsidered here, purely the use of materials proposed, and part of that consideration is the character of the area, which is answered above.

A further concern was loss of light, again this is not a consideration of this application but if it were it would be pointed out that with regard to render finish, this could be painted any colour, including black, without the benefit of planning permission. It is not considered that the change from render to tile hanging will affect light to neighbouring properties to a significant degree.

Finally the author believes that the rear extension is not going to be constructed. The planning permission for the first floor and the rear extension have a standard 3

year implementation condition, thereby once implemented, the completion of the planning permission could continue past the 3 years.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit
3. Materials
4. Rooflight
5. Windows
6. Obscure glazing
7. Working hours

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 20.07.2022

Authorised by: Peter Barnett Date: 20 July 2022