Development Management - Delegated Officer Report

Application Number: AWDM/1005/20 Recommendation – Approve

Site: 6 Feversham Close, Shoreham-By-Sea

Proposal: Replacement of existing roof of rear extension with flat roof with parapet. Hip to gable roof extension, rear dormer and 4no. front rooflights. Alterations to front elevation. (amended re-submission of AWDM/0248/20 to include render finish to existing walls and proposed dormer)

Date of site visit: 27 February 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a semi-detached hip-roofed bungalow on Shoreham Beach. Permission was granted earlier this year to construct a gable roof extension on the south side with a large dormer across much of the rear roofslope. An existing part hipped/part flat roofed rear extension is to have a new flat roof with raised parapet.

This application seeks to amend that permission by altering the external finishes of the existing house and proposed extensions. It is now proposed to render the existing walls, plus the new gable end and dormer, with cedar cladding on the rear wall of the ground floor extension.

Relevant Planning History

AWDM/0248/20 - Replacement of existing roof of rear extension with flat roof with parapet. Hip to gable roof extension, rear dormer and 4no. front rooflights. Alterations to front elevation.

Consultations

None

Representations

None

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)

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

There is a variety of finishes to the dwellings in the Close, with brickwork common but there are also many examples of rendered finishes in the Close and it is prevalent throughout the Beach. The proposal would result in a large amount of render and a dormer that does not match the roof tiles. However, it is not considered that visual harm would arise.

Residential amenity

The extensions and alterations are not considered to result in a loss of residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. South side window to be obscure glazed and fixed shut below 1.7m

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

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.

Case Officer: Peter Barnett Date: 4 August 2020

Authorised by: Gary Peck Date: 4 August 2020