Development Management - Delegated Officer Report

Application Number: AWDM/0064/21 Recommendation – APPROVE

Site: 3 St. Julians Close, Shoreham-by-Sea, BN43 6LF

Proposal: Part retrospective application for retention of rendering to rear single storey extension and rear elevation of house. Front porch.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey middle of terrace dwelling with an existing flat roof rear extension. The dwelling also has a rear full width dormer extension. The property is brick and tile faced. Many properties in the street scene and locality have rear extensions and porch extensions.

Proposal:

The application seeks permission to render the rear elevation and provide a front porch which would be brick faced and have a mono-pitch, tiled roof.

The porch will measure some 2.6m wide x 900mm deep x 3.3m high

Representations: None received

Consultations: None

Relevant History: None

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 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 surrounding area.

Visual & Residential amenity

The use of render on the existing rear extension and rear elevation of the existing house will be acceptable as there is limited elevational space in the first instance, and as it abuts the neighbouring properties, the fencing will screen the majority of the side elevations.

The rendering of the front elevation was also proposed but this has been removed from the application as it was not considered to be appropriate in the street scene, where no other rendered properties are visible. It is considered to be necessary and reasonable to impose a condition to prevent this without planning permission in the future.

The first floor of the dwelling is tile hung, and to render this will see the removal of the tiles, but again as it is a limited space it will not result in an unacceptable finish. Both the neighbouring properties, no.'s 2 & 4 will see the change in materials when using their rear gardens in particular, as too will the properties to the rear in Middle Road. The fact that they will be able to see the render is not considered to result in a material loss of their existing visual or residential amenities.

The design of the front porch is considered to marry well with the design of the existing terrace, and as the porch is of small proportions it will not readily over-dominate the elevation. Further, as there are other porches within the street, the porch will not be out of keeping with the character of the area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit
3. No rendering of front elevation

Informative:-

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 16.03.2021

Authorised by: Peter Barnett Date: 16 March 2021