Development Management - Delegated Officer Report

Application Number: AWDM/2106/21 Recommendation – APPROVE

Site: 381 Upper Shoreham Road, Shoreham-By-Sea

Proposal: First floor extension to form two storey dwelling with rooms in the roof; new part hipped roof with roof lights to front and rear; single storey rear extension (Resubmission of AWDM/0208/21; amendment: proposed roof tiles and external windows and doors to be anthracite grey)

Date of site visit: visited to assess AWDM/0208/21

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Consent was approved in April 2021 (AWDM/0208/21) for a first floor extension to form two storey dwelling with rooms in the roof new part hipped roof with roof lights to front and rear and single storey rear extension. Work is currently underway and the current application seeks consent for an amendment to the original consent to change the proposed roof tiles and external windows and doors to anthracite grey. The previous consent showed materials to be white render with siberian Larch timber cladding with clay tiles to match existing with white uPVC windows and doors.

Representations

None received

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 (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

The only matter for consideration here is the impact of the changes to the finish of the roof and windows and doors. In terms of their impact upon visual and residential amenity the changes proposed will not result in any significant change to the appearance of the building as a whole which differs in design from those adjacent. The materials originally proposed, white render and larch cladding, were contemporary in appearance and the addition of the anthracite grey windows, doors and roof tiles will contribute to this style. Therefore there will be no adverse impact.

The decision is reissued with the amended conditions in terms of materials, Drawing numbers and Construction Management Statement. This has been discharged under AWDM/0822/21 and commencement of works condition has been removed as works have commenced. All other conditions have been attached.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved drawings

2. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed with anthracite grey roof tiles, white render, Siberian larch timber cladding and anthracite grey uPVC doors and windows unless otherwise approved in writing by the Local Planning Authority.

3. No work for the implementation of the development hereby permitted shall be undertaken on the site other than between the hours of 8am and 6pm Mondays-Fridays and 8.30am and 1pm on Saturdays. There shall be no working on Sundays or Public Holidays.

4. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015, as amended, (or any order revoking and re-enacting that Order with or without modification), the dwelling shall not be further extended or altered by means of any development as set out within Classes A, AA and B of Part 1 of the Schedule to that Order.

5. The new kitchen and shower room windows in the east and west side elevation of the dwelling house shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

6. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings (other than as hereby approved) shall be formed in the east or west side wall of the building.

7. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no part of the roof of the extension hereby permitted shall be converted into or used as a balcony or terrace nor shall any access be formed thereto.

8. The Construction Management Statement approved under AWDM/0822/21 received 5th May 2021 shall be complied with at all times

throughout the course of the development until completion of works unless otherwise approved in writing by the Local Planning Authority.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 20th December 2021

Authorised by: Peter Barnett Date: 20 December 2021