Expiry 3/12/08

Development Control – Delegated Officer Report

Application Number: ADC/0493/08 **Recommendation – Permit Application**

Site: **235 Harbour Way Shoreham-by-Sea West Sussex BN43 5HZ**

Proposal: **Removal of condition 2 of ADC/0208/06 (to enable roof to be covered with slates with terracotta ridge tiles and vertical cedar-boarded gables)**

The Application

The application site comprises a detached bungalow, with low pitched roofs situated on the north side of the junction of Forthaven with Harbour Way. Permission has been granted in October 2006, (ADC/0208/06) for the remodelling of the bungalow with replacement roofs with higher ridges, to provide rooms in roof, and also a rear extension. Condition 2 of ADC/0208/06 states that:-

"The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional accommodation thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.
Reason: - In the interests of visual amenity and to comply with policy AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan".

Work has recently commenced on site and the applicant seeks permission to remove the above condition to allow for the use of slates and terracotta ridge tiles on the roof and vertical cedar boarded gables.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005) (saved policies): LOC1, DEV1, DEV4-5
Adopted Adur District Local Plan 1993-206 (ADC 1996) (saved policies): AG1, AH7.
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations to dwellings should be designed so as not to result in an unacceptable degree of overlooking, loss of natural light or overbearing effect on neighbouring dwellings, and to be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The extensions and alterations to the building as permitted under ADC/0208/08 are not proposed to change. The only change to the development is that the materials to be used will not be to match existing. As stated above slates are proposed to the roof with terracotta ridge tiles and vertical cedar-boarded gables. It is not considered that the proposed materials will have any adverse impact on the residential amenities of the occupiers of the adjacent dwellings.

Visual Amenity

The application property is situated on a corner site where the built form of the locality is diverse. There are two-storey houses on the opposite side of Harbour Way (to the west) and on the opposite side of Forthaven (fronting Old Fort Road to the south). To the east in Kingston Bay Road are chalet style bungalows with steep roof planes.

The building materials of properties directly adjacent to the site are mainly brick and tile with white weather boarding and tile hanging. However, the colour of the bricks and tiles used vary in colour from red, grey and green roof tiles and yellow, red and brown bricks, also there is some use of cream render. To the west of the site towards Old Fort Road the use of building materials is more varied, for example No. 136 is finished with a grey slate roof and cream render. It is considered that the materials proposed in this case are acceptable and will give the building a contemporary finish while still relating to the surrounding built environment with the use of the existing red/brown bricks at ground floor level.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. The building shall be finished with western red cedar cladding and Brazilian blue-green slates. Reason: - In the interests of visual amenity and to comply with Policy

AH7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.

Case Officer..... H Barber .....Date..... 17/11/08.

PB 19/11/08