Expiry Date – 27/12 EOT agreed to 17/1

Development Control – Delegated Officer Report

Application Number: AWDM/1671/19 Recommendation – Approve

Site: 8 Fishermans Walk, Shoreham

Proposal: Approval of Details Reserved by Condition 4 (Noise Assessment) of previously approved AWDM/0776/19.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 18.12

Site and Surroundings

This application relates to the side garden of 8 Fishermans Walk, an end of terrace dwelling on the west side of Fishermans Walk. The side garden adjoins the footpath of Brighton Road to the north.

Planning permission was granted for a detached house on this plot in March 2018. The scheme was revised and approval given again in August 2019, see below.

No works have commenced on site.

Proposal

Permission is sought to discharge condition 4, noise, of the revised permission.

Relevant Planning History

AWDM/0776/19 - Application to vary condition 01, (Approved Drawings) and variation of conditions 5 (external materials) and 7 (landscaping) of previously approved AWDM/1868/17. Amendments include: Revisions to elevations and layout and submission of details of external materials and landscaping. Granted 14.8.19

AWDM/1868/17 - Demolition of existing double garage and erection of detached dwelling on land to north with associated landscaping and two parking space. Granted 27.3.18

Consultations

Health: If the fence and MVHR is included in the design then I would have no further objections.

Representations

None undertaken.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15 and 34

Planning Assessment

Principle

The principle of development has been agreed in the previous application to approve this house.

Future Living conditions

The applicant has agreed in writing to include MVHR in the acoustic window design. He has also revised the application to show a close boarded 2 metre high fence for the side and rear garden. Environmental Health has confirmed these details are acceptable.

Recommendation APPROVE

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 14.1.2020
Authorised and signed by:	PB	Date: 14/1/20