Development Management – Delegated Officer Report

Application Number: AWDM/0111/16 Recommendation – APPROVE

Site: 1 Cardigan Villas, The Green, Southwick

Proposal: Replace existing uPVC window with door on south side elevation and block up existing door on west (rear) elevation for ground floor flat.

Date of site visit: 16.02.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a ground floor flat within a substantial semi-detached building, which fronts onto The Green in Southwick. The site is within the Conservation Area, however it is not listed. There is a gravel driveway to the front and vehicular access to the side of the property, with a long narrow rear garden.

The applicant advises that the two bedroom ground floor flat is currently vacant and has been uninhabitable for 6 months or more. Works are being carried out to update the dwelling.

Permission is sought to remove an existing back door which currently is unused and opens onto a fence, it is proposed that the opening will be bricked up in bricks to match existing. A window to the side, south elevation is to be replaced with a uPVC back door by increasing the opening below the window. This is to be the new rear entrance to the flat. It is proposed that the alteration will allow the kitchen to be more functional.

Permission is required as the dwelling is a flat and therefore has no permitted development rights to carry out these works and alterations.

Consultations:

Southern Water: - No objection to the proposal.

Representations:

One letter of representation has been received from a neighbour stating that Cardigan Villas is a fine example of four flats built to resemble a detached Edwardian Villa built by and occupied till quite recently by members of the same family. The property is facing Southwick Green and remains in a Conservation Area. To disturb and disrupt this original design by bricking the door to the garden and breaking

through the side if the property would be extremely detrimental to the design of this building. As such I feel I must strongly object to this proposal.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB5, AB6 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves the alteration to existing opening in a ground floor flat within the Conservation Area. The main issues for consideration here are the impact of the proposed works upon the character and appearance of the existing building within the Conservation Area and residential amenity.

Visual amenity and Impact upon the Character and Appearance of the Conservation Area

The application site is within a highly prominent semi-detached building which fronts onto The Green, Southwick, it is within a Conservation Area. However the proposed works are limited to the rear and side of the building and within the context of the building as a whole are relatively minor. The blocking up of the door opening is to the rear elevation. This alteration will therefore not be visible within the street scene or within the context of the Conservation Area. A condition is attached to ensure that matching bricks are used to block up the opening to protect the character of the building, however there is not considered to be any harm to the Conservation Area as a result of these works.

The proposed new door is to the south side of the building, it is however set back toward the rear of the building. The submitted plans show a distance of 28 metres from the highway to where the proposed door will be situated. Although there are glimpses possible of this window as existing, its replacement with a door will not be clearly apparent when viewed from the front of the building and within the wider context of the Conservation Area. The existing window is not of historical character and is uPVC outward opening (as are the other windows on this side of the semi.) It is not considered that its replacement with a uPVC door would warrant a refusal in this case. It is noted that decorative brick window headers are a feature of this building and the window header in this case is visible in glimpses from the street. A condition is attached to ensure that this feature remains to preserve the character of the building within the Conservation Area.

Despite the objection received it is considered that the proposed works can be supported and the view is taken than the works are minor in nature and set to the rear of the building so they do not significantly impact upon the Conservation Area and therefore preserve its character and appearance.

Residential amenity

The blocking up of the rear door will have no adverse impact upon the residential amenities of any neighbouring residents. The proposed door will open onto the side of the building onto the boundary with the adjacent dwelling. It is not considered that there will be any increased loss of privacy or overlooking as a result of the change. It could be considered that there would be increased activity adjacent to the boundary however this impact would not warrant a refusal in this case. The door would only serve the ground floor , two bedroom flat therefore its use would be limited.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Location Plan - received 5th February 2016
   Rear elevation, existing and proposed - received 5th February 2016
   Side elevation - existing and proposed - received 5th February 2016
   Site Layout Plan - received 5th February 2016
   Details of replacement door Scale 1:10 - received 5th February 2016
   Photos showing existing and proposed works - received 5th February 2016

   Reason: - For avoidance of doubt and in the interests of proper planning.

3. The bricks used for the infill of the door opening hereby permitted shall match in colour, finish, texture and appearance those of the existing building.

   Reason: - In the interests of visual amenity and to preserve the character and appearance of the Conservation Area.

4. The decorative brick window header on the south elevation where the proposed door opening is to be installed shall be retained. It shall remain in place at all times and at no time shall it be removed or replaced without prior consent from the Local Planning Authority.

   Reason: - To preserve the character and appearance of the Conservation Area.

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 8th March 2016
Authorised by: Jo Morin Date: 09.03.2016