Development Management - Delegated Officer Report

Application Number: AWDM/0713/17 Recommendation – Approve

Site: 20 Fairview Road, Lancing

Proposal: Non-material amendment to approved application AWDM/1065/15 for revisions to windows and doors on north and south elevations

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted in 2015 for a hip roofed first floor extension and single storey rear extension with terraces to front and back at this detached dwelling. This application seeks approval for non-material amendments comprising:

- Swapping the position of windows and doors on the rear elevation
- Replacing a pair of first floor windows at the front with a single larger window

Relevant site history

As above.

Consultations

None

Representations

None

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

The proposed alterations are minor in nature and will not result in a material change to the visual amenities of the locality or to the residential amenities of neighbouring occupiers.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing No. 3 Rev. A and Drawing No. 4 Rev. A received 24 May 2017

…….. existing planning permission AWDM/1065/15 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing No. 3 and 4 received 28 July 2015

Case Officer: Peter Barnett Date: 9 June 2017

Authorised by: Gary Peck Date: 11 June 2017