Development Management - Delegated Officer Report

Application Number: **AWDM/0356/13** **Recommendation –** Approve

Site: 18 Erringham Road, Shoreham by Sea

Proposal: Application for Non-Material Amendment to AWDM/1389/12 to increase the height of the south elevation window situated in new gable end (window to be obscure and non-openable below 1.7m above floor level)

Date of site visit: 10 December 2012

Neighbours checked: Not required

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached bungalow located on the east side of Erringham Road. This is a predominantly residential area comprising of a mix of dwelling types and designs.

In January 2013 permission was granted for a hip to gable extension on the south side roofslope (the north side already has a gable end), a new dormer extension to the front roofslope with a double hipped roof, and a hipped roof dormer extension to the rear. A front rooflight and new side window in the gable was also included.

This application is for a non-material amendment proposing a larger side window in the south gable which would be obscure glazed and non-opening below 1.7m above finished floor level.

Relevant site history
AWDM/1389/12 - Proposed conversion of roofspace including hip to gable, front and rear dormers approved in Jan 2013.

SU/28/99 – single storey rear extension with hipped roof approved in 1999.

Consultations
None relevant

Representations
None – representations were received from the occupier of the property to the north only as a result of neighbour consultation on the previous application AWDM/1389/12.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 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
In terms of residential amenity, the main impact of the proposed amendment is to the occupier to the south. The application site is set at a slightly higher ground level than this neighbour, but is well separated with a side access and driveway between the two bungalows. The approved scheme included a high level window in the side gable which was negotiated for, instead of a large clear glazed window which was originally proposed in the same position, in order to prevent overlooking despite the neighbour to the south raising no objections. As the proposed window would not include any clear glazing or openable parts below 1.7m above the finished floor level, it is considered that the inclusion of a larger window in the same position as originally proposed would not cause any significant loss of privacy. The design and proportions of the window is considered acceptable in visual terms.

The proposed amendment is considered acceptable as a non-material amendment to the planning permission AWDM/0356/13.

Recommendation

Approve for the reason:-
The proposed amendment as detailed in drawing number 12413-01 Revision C deposited 25 March 2013 does not materially change the development's impact on the living conditions of neighbours and/or its visual impact.

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

Case Officer: Rebekah Smith Date: 16 April 2013

Authorised by: Peter Barnett Date: 17 April 2013