Expiry Date - 13/01/2012

Development Control – Delegated Officer Report

Application Number:
AWDM/0955/11

Recommendation – Approve Application

Site: **7 Stocks House West Street Sompting Lancing**

Proposal: **Replace existing first floor rear door and window with a double door and window**

The Application

The application relates to a self contained flat within the eastern block of two purpose built two storey buidings. The site is on the south side of West Street in Sompting village. To the rear of the site, south, is open countryside. The site is located within the Conservation Area.

Permission is sought to replace the existing first floor rear, external kitchen door and window of flat 7. There is currently a uPVC window and adjacent single width door leading to a balcony with steps to ground floor. It is proposed to install a smaller window and double outward opening doors both uPVC to match existing.

Consultations and Representations

Sompting Parish Council: - No Objection

A.D.C.A.G: - Approve

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

Relevant Planning Policies and Guidance

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.' PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extension and alterations to dwellings should be of sympathetic design and materials to the original dwelling and the area in general.

Policy AB4 of the Local Plan states that new development, including extensions and alterations within Conservation Areas will be required to be of

a high standard of design and construction materials such as to preserve or enhance the character and appearance of the particular Conservation Area.

Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings.' This states, amongst other things that replacement windows, doors and roofs should be chosen to reflect the character and style of the dwelling and the street scene. It also states that Conservation Areas are areas that have been designated by the Council as being of special architectural or historic interest, which should be preserved or enhanced.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development' Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be acceptable.

Visual Amenity and Impact on Conservation Area

The proposed alterations to the door and window are to the rear of the building and are therefore not visible within the street scene or the wider conservation area. The proposed changes are minor and although are not like for like, with changes to the design of the doors, the materials will match existing. The alteration is minor and is not considered to be of detriment to the character and appearance of the existing building or the surrounding area.

Residential Amenity

The proposed doors will open outwards onto the balcony which is shown on the plans as being within the ownership of the applicant and for the sole use of the occupier of the flat. There will therefore be no impact on any of the adjacent occupiers of the flats.

Recommendation

APPROVE for reason that :-

The proposed alterations to the window and door would not detract from the local environment or the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH7, AB4)

Subject to:-

1. C1Ci

Expiry Date - 13/01/2012

2. C1Ei The development hereby permitted shall be carried out in accordance with the following approved plans.

Drawing no. 211/7/2 Site Plan, Proposed Elevation and Floor Plan – received 18th November 2011.

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

Case Officer Hannah Barker Date 9/1/12

PB 9/1/12