Development Management - Delegated Officer Report

Application Number: AWDM/0424/15 Recommendation – Approve

Site: **39 Old Fort Road, Shoreham-By-Sea, West Sussex BN43 5RL**

Proposal: **Variation of condition 3 attached to planning permission reference AWDM/1008/14 to enable side windows to be openable for escape and ventilation purposes**

Date of site visit: N/A

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted last year for the construction of a 2 storey dwelling on this site. Condition 3 states:

"*Notwithstanding the details shown on the approved drawings the first floor side windows shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way*."

This application seeks permission to vary that condition to enable four first floor side windows to be obscure glazed but openable for escape and ventilation purposes.

Relevant site history

AWDM/1008/14 – Demolition of existing bungalow and garage and replacement with two storey five bedroom detached dwelling and detached garage

AWDM/0305/15 - Non-material amendment to AWDM/1008/14 for minor amendment to openings in all elevations of proposed dwelling

Consultations

None

Representations

None received

Relevant Planning Policies

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

Planning Assessment

Residential amenity

The proposed side windows to be openable serve bedrooms on the east elevation and a bathroom and en suite on the west elevation. The bathroom windows are unlikely to cause issues with overlooking, being either bottom hung or small and facing a largely blank elevation containing one obscure glazed window at the side of 37 Old Fort Road. The bedroom windows are larger and will be top hung which potentially will enable some overlooking when opened. They will continue to be obscure glazed up to 1.7m above the floor level of the room in which they are installed. They will face the side of 41 Old Fort Road which is a bungalow with a plain roofslope containing no openings. It is not considered therefore that the occupiers of that property will suffer a loss of privacy as a result of this variation.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Samples of external materials to be submitted
3. Obscure glaze 1st floor side windows
4. Parking spaces to be provided
5. Cycle parking to be provided
6. Removal of PD rights for Classes A, B, C, D and E
7. Construction Management Plan including dust suppression
8. Landscaping
9. Foul and surface water drainage to be submitted and approved
10. Refuse storage details to be submitted and approved
11. Approved plans

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 20 April 2015

Authorised by: Gary Peck Date: 21 April 2015