Development Management – Delegated Officer Report

Application Number: AWDM/1194/20 Recommendation – APPROVE

Site: 63 Downsway, Shoreham-By-Sea

Proposal: Application to vary condition 3 of previously approved AWDM/1010/19. Amendment: to install rear garden bi fold door and kitchen window in anthracite grey.

Date of site visit: Visited to assess previous consent AWDM/1010/19

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The site is an end of terrace property in north Shoreham-By-Sea. Consent was previously granted under AWDM/1010/19 for a two storey side extension. Condition 3 was attached to the consent and stated the following: -

The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.

Consent is sought here to vary this condition to allow a ground floor kitchen window and bi fold doors both to the rear to be installed in anthracite grey. The condition stated that materials were to match existing and the existing windows and doors were white uPVC.

The site is not within a conservation area or a listed building.

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’’
National Planning Policy Framework (February 2019)

Planning Assessment

The main issues for consideration here are visual and residential amenity.

Visual Amenity

By allowing condition 3 to be varied the ground floor rear bifold doors and kitchen window can be installed in grey and not all match existing in uPVC white. As the proposed doors and windows are to the rear and ground floor they are not visible within the wider context of the street scene or surrounding area. With this property being an end of terrace it was important when determining the original consent to ensure that materials were to match to ensure consistency within this row of properties in terms of visual amenity and character. The variation of condition will still ensure this consistency and protect visual amenity.

Condition 1 will also need to be amended here to include the revised plan.

Residential Amenity

There is no adverse impact on residential amenity resulting from the variation of conditions 1 and 3.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Time limit
3. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace created be completed to match in design, colour and texture those of the existing building except for the rear ground floor kitchen and bifold windows/doors which shall be in grey anthracite and shall remain as such unless otherwise approved by the Local Planning Authority.
4. No openings on the north side wall.

Informative

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.

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

Case Officer: Hannah Barker Date: 24th September 2020

Authorised by: Peter Barnett Date: 24 September 2020