

Development Management – Delegated Officer Report

Application Number: AWDM/0669/26 Recommendation: APPROVE

Site: 7 Glebe Close, Southwick, West Sussex

Proposal: Application to vary Conditions 1 (approved plans-elevations) and 5 (side window obscured) of approved Application AWDM/1478/25.

Amendment: Change of method of handing of the bedroom window on the west elevation from 'top-hung' to 'side-hung' to comply with building regulations.

Date of Site Visit: visited when considering previous application.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a detached, two storey dwelling within a large cul de sac of similar style dwellings. There is a front recess with ground floor parapet, garage attached to the side and rear conservatory. Many properties have been extended and altered but still appear as a cohesive development with a distinctive character.

Permission was granted under AWDM/1478/25 to add a first floor extension to the front of the building, where the first floor is currently recessed. This would create an additional front pitch, replicating the existing roof design to the front.

A bedroom window was approved in the side, west elevation. This opening was approved with obscured glazing and a top opener only. This was to address concerns with regards to overlooking to the adjacent occupiers. The following condition was attached to the consent: -

The bedroom window on the west elevation and the bathroom window on the east elevation hereby permitted shall be fitted with obscure glazing, minimum level 3 and shall be top level opening only as shown on the approved plans and shall remain as such at all times unless otherwise approved in writing by the Local Planning Authority.

Reason: - In the interests of residential amenity and to accord with Policy 15 of the Adur Local Plan

The current application seeks consent to vary condition 1 Plans Condition and Condition 5 set out above.

The applicant states that to comply with Building Regulations fire escape requirements the side bedroom window will need to be side hung instead of top hung opening method. The window position, obscurity level and size will all remain the same. The bathroom window will remain unchanged.

Representations: - The owner/occupier of the adjacent dwelling have emailed to state that they have no concerns with the proposal.

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 (December 2024)

WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

The proposed change to the opening of the bedroom window to comply with Building Regulations means of escape will not result in an impact in terms of visual amenity, the window appearance will not change.

In terms of residential amenity the glazing is to be obscured and therefore no overlooking will occur to the adjacent dwelling. The neighbour has emailed to confirm that they have no concerns.

The approved plans condition is to be amended to include the new plans along with the variation to the wording of condition 5 to state side hung with regards to the bedroom window only. As the works have commenced the standard time limit condition is not required.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Materials to match existing
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings other than those hereby approved shall be formed in the east or west side wall of the building.
4. The bedroom window on the west elevation shall be fitted with obscure glazing, minimum level 3 and shall be side opening only and shall remain as such at all times. The bathroom window on the east elevation hereby permitted shall be fitted with obscure glazing, minimum level 3 and shall be top opening only and shall remain as such at all times unless otherwise approved in writing by the Local Planning Authority.

Is recommendation contrary to letter(s) of representation N

1. 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: Hannah Barker

Date: 14th July 2026

Authorised by: Peter Barnett

Date: 14 July 2026