Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1114/14

Site: **Land at 136 Upper Shoreham Road**
Shoreham-By-Sea

Proposal: **Non-material amendment to AWDM/1483/12 for 4 no. rooflights to plots 1-4**

Date of site visit: 9 September and for previous applications

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This proposal for a non-material minor amendment and seeks 4 additional rooflights in the front elevation of plots 1-4. It is stated that the additional lights are to provide light and ventilation to the en suite shower rooms at 2nd floor level.

The works in connection with the implementation of the original planning permission granted in 2013 are well underway with plots 1-4 the last to be constructed but nearing completion.

Relevant site history

Demolition of existing canopy, office and outbuildings and construction of 16 dwellings (7 no. two-bed houses and 9 no. three-bed houses) and associated works granted permission in June 2013 (AWDM/1483/12)

Subsequent non material amendments granted for:

Application for a non-material amendment to planning permission AWDM/1483/12. Amendment - two and three bedroomed houses to have additional study/bedroom in roof and associated works (AWDM/0757/13)

Application for non-material amendments to planning permission AWDM/1483/12. Amendment: Flat-roof canopies to replace Georgian style canopies; brick wall and fence to replace brick wall and railing to plot 11; pavement surfacing from asphalt to slab; tile hanging to dormer cheeks to replace render. (AWDM/0705/14)

Consultations

None undertaken

Representations

None received

Relevant Planning Policies

National Planning Policy Framework (CLG 2012)
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies)

Planning Assessment

Principle

The principle of development was established under the previous permission

Visual amenity

The rooflights will be site next to a larger pitched roof dormer and so although on an elevation facing the road are considered to be of limited visual impact.

Residential amenity

Since there are a number of windows in the permitted elevation already, no additional overlooking would occur and in any case the rooflights are situated sufficiently high in the roofslope to prevent overlooking.

Recommendation

APPROVE the non material amendment in accordance with the application and accompanying plan. For the avoidance of doubt the approved plan is

Drawing No. 042.11.160 rev A received 8 August 2014

Please note that the existing planning permission AWDM/1483/12 still stands and that the conditions imposed upon it continue to apply to the development except that the plans can be substituted for Drawing Nos:

Drawing No. 042-11-160 received 27 May 2014

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

Case Officer: Gary Peck Date: 11 September 2014

Authorised by: [redacted] Date: 12th September 2014