expiry 5.11.07

Development Control – Delegated Officer Report

Application Number: ADC/0563/07 Recommendation - Permit

Site: **9 The Meadway Shoreham-by-Sea West Sussex BN43 5RN**

Proposal: **Four-bedroom detached chalet dwelling with integral garage (revised design of SU/264/05 including larger side dormers and glazed side doors)**

The Application

The application is the re-submission of an approval for a detached four bedroom chalet dwelling with integral garage (SU/264/05), which seeks to revise the design of the dwelling with larger side dormers and the introduction of glazed side entrance doors and the alteration of the internal arrangement of the rooms.

The property size and footprint are unchanged from the original permission. The west side dormer is proposed to be 8.3m wide by 1.7m high, and the east side dormer is proposed to be 8.7m wide by 1.9m in height.
The rearrangement of the internal spaces results in the main entrance being 5.5m down the west side of the building rather than at the front as approved, and a utility room being introduced on the east side of the building with a door and side window instead of a window serving a study.

The plot to the west (No.7) is a similar sized development plot which has an approval for a pair of three-bedroom semi-detached chalet bungalows with parking at the front (ADC/308/06/TP), but is unimplemented. The only glazing on the east side of this proposed house would serve bathrooms / w.c.'s and a utility room.

To the east is a detached hipped roof bungalow (No.11) which has a rear single-storey extension on the west side and an attached garage in between the dwelling and the application site. No.11 has three clear glazed windows in the west side of the property which serve a bedroom, sitting room and dining room. Currently the boundary between the two sites is made up partially of the garage of No.11 and a part panelled fence which is fallen and in a state of disrepair. The building itself, and in particular the windows of No.11 are not screened by fencing or boundary treatments.

Prior to the previous approval (SU/264/05) which this application seeks to amend, permission was granted for a very similar dwelling under SU/98/00.

Consultations and Representations

Third Parties: There has been one letter of objection to the proposals from the owner of the adjacent property (No. 11) who has concerns that the windows in the side (east) will provide views directly into their sitting room, dining room and side bedroom. They request that all these windows be obscurely glazed to protect their privacy and states that the value of their home would be seriously degraded if they were not.

[NB: The value of the neighbours home is not a relevant planning concern]

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, CH1, NE1-2, ERA1,DEV1, DEV3-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH1-2 and Appendix II 'Suplementary Planning Guidance' comprising Development Control Standard No.2 'Space Around New dwellings and Flats'.
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS3 ' Housing' (DCLG 2006)
PPG13 'Transport' (DTLR 2001)

Planning Assessment

The main concerns of the amended scheme are the effect on the privacy of the neighbouring residential properties, and on the visual amenity of the area.

Visual amenity
The proposed east side dormer would be increased by 1.8m in width from that of the last approval, however it would be of similar size to that approved in 2000. It would face the neighbouring property and to some extent be screened by it, and therefore the impact of the size of the dormer on the appearance of the proposed dwelling would be limited.

The west side dormer would be more visible due to adjacent plot being vacant, and the effect the dormer would have on the street scene and the appearance of the proposed dwelling would be more acute. The applicant has revised the size of this dormer to that of the previous approval (7.8m wide) which is considered to be acceptable.

The addition of the doors at both sides of the building would not have an effect on the visual amenity of the area.

Residential amenity
The approved semi-detached dwellings to the west (No. 7) would have utility, w.c.'s and bathrooms in the eastern elevation all of which would be obscurely glazed and therefore the proposed study at ground floor and bedroom window in the dormer would not reduce the levels of privacy should the adjacent dwelling be built. The first existing property to the west No. 5 is 16.5m away

which is enough of a distance to not be effected by the west side dormer window.

To the east is located the detached bungalow at No.11 which due to the three rooms which have outlook to the west would have the levels of privacy diminished to unacceptable levels were the glazing in the west side dormer, entrance door and windows at ground floor not to be obscurely glazed (as requested by the objector). The applicant has agreed to the condition and as the rooms themselves do not require a clear outlook it is considered that an obscure glazing condition would not harm the residential amenity of any future occupiers.

Recommendation

APPROVE for reason that :-
1PPii remove reference to AT12 from the ADLP

1. C1Ci
2. C14Aii – amended
   24.10.2007....AH7 of the ADLP and DEV1 of the WSSP.
3. C18Cii – amended
   The glazing in the east side.....
4. C7Ci
5. C8Biii
6. C9F
7. C12Ai
8. C18A
9. C18B
10. C18Ei – amended
    ....side walls of the dwelling....

Case Officer: [signature] [signature]
Date: 29/10/07

Planning Services Manager: [signature]
Date: 29/10/07

Planning and Regulatory Committee Chairman: [signature] 29/10/07.
Date: