Development Control – Delegated Officer Report

Application Number: ADC/0467/10 Recommendation – APPROVE

Site: 8 Old Salts Farm Road Lancing BN15 8JE

Proposal: Non-material amendment of ADC/0329/09 to include obscure-glazed windows in side walls of proposed front extension

The Application

The proposal is for 2 high level windows (1.8m wide by 0.5m high) in both side elevations of a groundfloor front extension to the living room. They would be 1.7m above floor level.

Consultations and Representations

Lancing Parish Council: No comments

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development'

Planning Assessment

Policy AH7 of the Local Plan, relating specifically to extensions and alterations to dwellings, states that they should be designed so as not to result in unacceptable loss of light or privacy or have an overbearing effect on neighbouring dwellings and be sympathetic to the original dwelling in design and materials. Supplementary Planning Guidance is contained in DC Standard No. 3 'Extensions and Alterations to Dwellings'. The latter states that side windows close to side boundaries will not normally be permitted unless they are obscure-glazed and in some cases fixed shut.

In this instance, the sides of the proposed extension are only about 1m from the boundaries. However, the proposed windows are not only high-level but also obscure-glazed. Consequently, there would be no overlooking of the neighbouring properties either side.

Recommendation

APPROVE substituting Drg No. 8017/3/C for 8017/3.

Case Officer: Keith Morgan Date: 24 December 2010