Development Control – Delegated Officer Report

Application Number: AWDM/0593/17 Recommendation – APPROVE

Site: 77 Greenacres, Shoreham-by-Sea, BN43 5WY

Proposal: Non Material Amendment to planning permission AWDM/1828/16 for alteration to internal layout and amendment to first-floor windows on rear (north-east) elevation of new extension.

Date of site visit: None

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a two storey, end of terrace dwelling. The site is positioned on a corner site on a turn in the road to a cul-de-sac. All of the roads within this section of the estate are named Greenacres. Terrace properties and semi-detached properties are the norm within the estate.

No. 77 has an entrance door into the dwelling positioned on the side elevation, facing onto a terrace of 3no. garages.

Proposal

Permission was granted for a two storey side extension to the south side elevation in 2016 (AWDM/0593/16). The extension provided a garage and an extension to the dining room on the ground floor; a fourth bedroom with an en-suite and a bedroom extension on the first floor.

It is proposed to reconfigure the first-floor layout and relocate the en-suite bathroom for the new fourth bedroom; so instead of two windows (one obscurely-glazed) facing east on the rear (north-east) elevation as permitted, a single larger window is now proposed.

Consultations: None (NMA)

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Submission Adur Local Plan 2016: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The new larger window would face over the rear garden and towards the rear garden of No.64 Greenacres but it is considered that the degree of overlooking would not be so substantially different to what would occur with the permitted scheme and from the first-floor windows in the existing dwelling (No.77). Therefore any potential effects on the visual amenity of No.64 would be negligible. Also acceptable in terms of visual amenity and appearance of extension.

Recommendation

APPROVE subject to the following conditions.

1. Approved plans
2. Standard time limit

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

Case Officer: Sarah Crease Date: 18.05.17

Authorised by: Gary Peck Date: 18 May 2017