Development Management - Delegated Officer Report

Application Number: AWDM/0064/18 Recommendation – Approve

Site: 68 Greenways Crescent, Shoreham-By-Sea

Proposal: Non-Material Amendment to AWDM/1196/17 to increase height of front canopy by 0.2m of new end of terrace house.

Date of site visit: N/A

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted under reference AWDM/1196/17 for the erection of a 2-bedroom end of terrace dwelling attached to the north end of 68 Greenways Crescent.

This application seeks approval for a non-material amendment comprising a slight increase in the height of the front canopy at ground floor level. This has come about as a consequence of the higher ground level of the new house compared with the existing. Overall, the floor level, and canopy, is to be raised by 200mm. The main roof of the house is not changing.

Relevant site history

As above

Consultations

N/A

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (CLG 2012)

Planning Assessment

The proposed change to the canopy is a minor amendment which does not have a material impact on the character and appearance of the dwelling. It is a common feature of the houses in the street to step up although adjoining pairs tend to have the same canopy and ridge height. In this case there will be a higher canopy on the end unit of a terrace of three dwellings but it is not considered to result in visual harm.

Recommendation

APPROVE the non material amendment in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise:-

Drawing no. 02 Rev D received 12 January 2018

…….. existing planning permission AWDM/1196/17 still stands and that the conditions imposed upon it continue to apply to the development except that the above plan can be substituted for Drawing No. 02 Rev C received 9 October 2017

Case Officer: Peter Barnett Date: 12 February 2018

Authorised by: Jo Morin Date: 12.02.2018