Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1012/14

Site: **36 Ship Street, Shoreham-By-Sea**

Proposal: **Application to vary condition 4 of AWDM/1350/13. Amendments include re-instatement of out-building, reduction of proposed extension and conservation roof light to rear roof slope**

Date of site visit: 12 August and for previous applications

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application seeks full permission for the variation of Condition 4 of the permission granted under reference AWDM/1350/13 which detailed the previously approved drawing numbers. The applicant has subsequently expressed a desire to make some amendments which would result in a revision to the approved drawings.

The amendments comprise a reduction in the depth of the previously approved single storey rear extension by 0.5 metres, the provision of a conservation roof light in the rear roof slope, and the reinstatement of the outbuilding on the western boundary of the site which was shown to be removed under the previous approval.

Relevant site history

Consultations

Adur District Conservation Advisory Group:

State that there is a unanimous vote to approve the application.

Representations

1 letter of support has been received stating that the revised design is a sensible layout, making room for storage space and reducing the extension in favour of garden space and creating more light for the stairwell. It is also stated that the reduced extension makes more light for neighbouring properties.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

Principle

The principle of development was established by the previous permission and therefore there is no objection in principle to this revised proposal.

Visual amenity

The alterations are concerned with the rear aspect of the property, very little of which is viewable from public viewpoints. Nonetheless, the site is within the Conservation Area. The proposed rooflight is of conservation design and therefore felt to be appropriate, while the rear extension is of the same design as previously approved but reduced in depth. There was previously a shed, seemingly unused for some time at the end of the rear garden and that will now be reinstated as a similarly designed outhouse. It is not considered that there is any material impact upon visual amenity as a result of the proposal.

Residential amenity

Although there are no existing openings in the rear roofslope, there are existing windows at first floor level and so it is not considered that there will be any impact upon residential amenity as a result of the insertion of the rooflight.

The rear extension is reduced in depth by half a metre and therefore represents a benefit to the neighbouring residential properties in terms of its reduced impact, albeit that the original depth of the extension was considered acceptable in any case.

The reinstatement of an outbuilding could be considered as an additional impact upon residential amenity given that the existing building was shown to be removed under the previously approved plans. However, there are various outbuildings to the rear of gardens in the road, the building would have a maximum ridge height of 2.5 metres, therefore similar to the previous shed and would be in excess of 7 metres from the rear of the dwellings in West Street that are opposite to the site. It is not considered that there will be any material impact as a result of the change, therefore.

Accessibility and parking

No impact as a result of these amendments

Recommendation

APPROVE

Subject to Conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990

2. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: In the interests of visual amenity and to comply saved policies AG1 or AH2 of the Adur District Local Plan.

3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the side walls of the building.

Reason: To prevent overlooking and to comply with AH2 of the Adur District Local Plan.

4. The development hereby permitted shall be carried out in accordance with the following approved plans:

0809-VC-001 Variation of Condition 4 – Proposed Plans received 1 August 2014
0809-VC-002 Variation of Condition 4 – Proposed Elevations received 1 August 2014

and the remaining plans permitted under reference AWDM/1350/13:

0809-PA-002 Existing elevations and section;
0809-PA-014 Plateau Rooflight;
0809-PA-012 Existing and proposed first floor rear window;
0809-PA-001 Existing floor plan, location and block plan

Reason: For the avoidance of doubt and in the interests of proper planning.

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

Case Officer: Gary Peck Date: 12 September 2014

Authorised by: Date: 12th September 2014