Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1073/12

Site: **New window opening in east elevation**

Proposal: **72 The Drive, Shoreham-by-Sea, West Sussex, BN43 5GD**

Date of site visit: 19 April 2012

Neighbours checked: Y

Additional neighbour notifications: Y

Proposal, Site and Surroundings

The application relates to a semi-detached dwelling on the corner of The Drive and Downside. While the property address is in The Drive, the front door and principal elevation faces Downside. The Drive rises up to the north and the application property is consequently positioned below the level of Downside, which runs east-west along the northern boundary of the site. From Downside, only the first floor and roof of the property is visible.

The dwelling has a two storey projection on its north side, with a lower roof ridge to the main house. There is a flat-roofed detached garage on the north side of the property. Due to the different ground levels, the rear garden of the property steps up and is at a higher level than the ground floor.

To the east, 45 Ravensbourne Avenue is on slightly higher ground and has windows facing the site.

Permission is sought for a new first floor window opening on the east elevation, facing the 'rear' garden. However, because of the principal elevation facing Downside, the elevation is considered to be at the side of the house rather than the rear, which results in the clear-glazed and opening window requiring permission.

Relevant site history

AWDM/0644/12 - Two-storey extension – approved

AWDM/0853/12 - Application for a Lawful Development Certificate for proposed hip to gable roof extension on east side and dormer to south side, plus rooflights to north side – approved

AWDM/0903/12 - Application for a Lawful Development Certificate for proposed new single storey extension on east side - approved

Consultations

None

Representations

None received

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'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed window will match the proportions of the existing first floor window and will balance the east elevation. It is considered to have an acceptable appearance.

Residential amenity

To the rear, 45 Ravensbourne Avenue, is a two storey dwelling with a flat-roofed two storey extension on its north side. There is a separation distance of approximately 33m which exceeds the Council's Standard of 22m. 72 The Drive is also on lower ground and it is not considered that there will be any serious loss of privacy or overlooking arising from this development.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans

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

Case Officer: Peter Barnett Date: 26 October 2012

Authorised by: Gary Peck Date: 26 October 2012