Expiry Date – 28/10 ppa sought to 15/11

Development Control – Delegated Officer Report

Application Number: AWDM/1339/19 Recommendation – Grant

Site: 158 Old Fort Road, Shoreham

Proposal: Variation of Conditions 1, 3 and 5 of approved AWDM/0784/18 to show northern staircase window with two panes obscurely glazed (code 5) and materials as built (revised proposal)

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 23.7.18

Site and Surroundings

This application relates to a recently extended detached bungalow on the south side of Old Fort Road at the bell mouth of the eastern end of the road. It is adjacent to the beach on its southern and eastern boundaries. This part of Shoreham Beach is a local nature reserve. The ancient monument of Shoreham Fort is further to the east. The site itself is not in a conservation area and is not a listed building.

Planning permission was granted last September to create a 1st floor living space and kitchen with a balcony and privacy screens over the eastern end of the building and associated alterations. These works are largely completed.

Proposal

Three of the conditions of the 2018 permission are:

1. Approved Plans
3. Samples of materials to be used to be submitted and agreed prior to commencement; and

5. On installation the glazing in the north side of the staircase and the balcony privacy screen shall be obscurely glazed to level 5 and the north side staircase windows shall be non-opening. These details shall be retained as such thereafter.

The applicant has installed clear glazing in the north side of the staircase and this application originally sought to retain it. It has been installed in clear glazing but following a site visit with the agent the application has been revised to show obscure glazing in the larger two panes.

Materials were never agreed but the agent seeks to regularise this as those built. Condition 1, approved plans, will necessarily need to change to reflect these revisions.

Relevant Planning History

AWDM/0784/18 - Removal of the existing roof over the eastern part of the single storey bungalow and an extension to form a 1st floor living space and kitchen with a balcony and privacy screens over the eastern end of the building and associated alterations. Granted 28.9.18

ADC/0172/09 – Flat roofed first floor extension (with rear balcony and timber visibility screens/sunshade). Granted 4.6.09

SU/320/78 – Garage and playroom to front. Granted 22.8.78

Consultations

None undertaken.

Representations

No responses received to the revised proposal consultation. Objection to the original application from occupiers of No. 160 as follows:

Breach of original permission causing overlooking of kitchen/breakfast room.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on neighbour amenity, whether it represents good design and as such its impact on the character and appearance of the area.

Neighbour impact

The revised application showing the two larger, eastern most panes, of this northern staircase window obscurely glazed will ensure overlooking of the kitchen/ breakfast room at No. 160 does not occur. I walked the staircase observed by the owner of No. 160 and could not be seen for the first two panes because of their height above the stairs. The eastern most panes allowed a clear view and these are now shown as obscurely glazed and fixed shut.
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Design/Character

The materials used on this build, although not agreed prior to works commencing as required by condition 3, are acceptable.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. 3 years
3. No new windows - north
4. All panes of north side staircase windows non opening and 2 panes obscure to level five including screen
5. Privacy screen added to west end of southern balcony

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 12.11.19
Authorised and signed by:	Peter Barnett	Date: 12 November 2019