Expiry Date - 02/01/2012

Development Control – Delegated Officer Report

Application Number: Recommendation – permit
AWDM/0898/11

Site: **23 Widewater Court Kings Crescent Shoreham-By-Sea West Sussex**

Proposal: **Replacement of door and window with white UPVC three panel patio door at top floor flat**

The Application

Proposes the formation of a replacement patio window and door with a new patio window and door. The window size would be extended by approximately 0.5 metres at the base.

Consultations and Representations

No comments or consultations were received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)
National Planning Policy Framework (consultation draft) 2011

Planning Assessment

Policy

The application site is located within the built up area wherein domestic extensions are generally acceptable subject to the design being satisfactory and there being no detriment to the amenity of the occupants of neighbouring houses.

Visual amenity

The alterations to the building are minimal and changes largely concealed by the wall to the balcony. It is not considered that the alterations would be readily noticeable given the height and context of the building.

Neighbours amenity

Use of the balcony at present appears to be lawful and is replicated over neighbouring units. Both sides are screened already and in any case the installation of a slightly larger door is not considered to introduce a material increase in overlooking.

Parking and access

Ample parking space is available on the site for vehicles and in any case the alteration is not considered likely to create any additional parking demand.

Other matters

In other regards the development is not considered to warrant objection and is recommended for approval.

Recommendation

Approve the application for the following Reasons:

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 and AH7).

Subject to the following conditions:

1. C1Ci time limit
2. C1Eii Drawing numbers

Case Officer Nick Bowden NB Date 14 December 2011

PB 15/12/11