Development Management - Delegated Officer Report

Application Number: **AWDM/1465/13** **Recommendation –** Approve

Site: 3 Fairview Gardens, Fairview Road, Lancing

Proposal: First floor window to west elevation for new shower room.

Date of site visit: 16 January 2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a detached house located on a backland site to the south of 3 Fairview Road. The house is one of three detached dwellings set back from the street frontage built following planning permission in 2004 (L/226/04/TP refers). Condition 13 of that permission removed permitted development rights for side windows.

Permission is sought for a new side window installed in the west elevation at first floor level. The window would measure 0.9m in width and 0.75m in height, set at 1.45 metres above the finished floor level.

Relevant site history

As above

Consultations
Lancing Parish Council: no objection

Representations
None

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 Assessment

Residential amenity
Having regard to the limited size of the proposed side window, its position at a relatively high level from floor level and the use of the room as a shower room, subject to the use of obscure glazing the proposed window would not pose any significant threat to residential amenity.

Visual amenity
The window would be set well back from the front of the house and would not be readily visible within the streetscene given the relationship with the neighbouring dwelling. Subject to the use of matching materials, design and impact on the site and surrounding area is considered acceptable.

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 consequently would not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Obscure glazing
4. Permission relates to approved plans:
   Drawing Number 0027/02A entitled 'First Floor Plan (Part)' deposited 19 November 2013
   Drawing Number 0027/03A entitled 'Plan of Proposed Shower' deposited 19 November 2013
   Drawing Number 0027/05A entitled 'Side Elevation' deposited 19 November 2013
   Drawing Number 0027/6/A entitled 'Block Plan' deposited 19 November 2013
   Drawing Number 0027/7/A entitled 'Site Plan' deposited 19 November 2013

Informative:

- The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Rebekah Smith Date: 27 January 2014

Authorised by: Peter Barnett Date: 28 January 2014