Development Control – Delegated Officer Report

Application Number: AWDM/1860/20 **Recommendation APPROVE**

Site: **18 Green Field Close, Southwick, BN42 4TQ**

Proposal: **Non-material amendment to approved application AWDM/0739/20 for the addition of 3no. raised rooflights to rear elevation**

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a two storey semi-detached dwelling situated on the north side of Green Field Close. The south side of the close and the cul-de-sac end all comprise bungalows. The two storey houses have similar design attributes and have similar materials.

Proposal

The application seeks permission for a non-material amendment to install 3no. rooflights on the recently approved rear extension AWDM/0739/20

Relevant Planning History:

AWDM/0739/20 Single storey rear extension to north elevation
Approved 06.08.2020

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The amendment will not alter the size of the extension but will only introduce 3no. rooflights within the approved extension in order to provide more light within the room.

It is not considered that there will be a material impact on the visual or residential amenities of the locality or neighbouring properties.

Recommendation

APPROVE the non-material amendment in accordance with the application and accompanying plans. For the avoidance of doubt these plans comprise

Existing/Proposed Plans & Elevations Drawing No. 20/1409/01 Revision C Received 09.11.2020

The existing planning permission AWDM/0739/20 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substitute for 'Existing/Proposed Plans & Elevations Drg. No. 20/1409/01 B Received 29.05.2020

Case Officer: Eve Hearsey Date: 23.12.2020

Authorised by: Gary Peck Date: 23 December 2020