Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0757/13

Site: **136 Upper Shoreham Road**
Shoreham-By-Sea

Proposal: **Application for a non-material amendment to planning permission AWDM/1483/12. Amendment - two and three bedroomed houses to have additional study/bedroom in roof and associated works**

Date of site visit: 13 June and for previous application

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This proposal for a non-material minor amendment seeks and additional study/bedroom in the roofspace and therefore would entail a dormer to the front roofslopes and a rooflight to the rear roofslopes. It is stated that the changes are proposed in response to the District Valuer's comments on viability made during the previous application.

The site and surroundings are as per application AWDM/1483/12 – works have not commenced in connection with the previous permission and the site was still being used for car sales with an equivalent number of cars being displayed on the forecourt to when the site was previously visited.

Relevant site history

Demolition of existing canopy, office and outbuildings and construction of 16 dwellings (7 no. two-bed houses and 9 no. three-bed houses) and associated works granted permission in June 2013 (AWDM/1483/12)

Consultations

None undertaken

Representations

None received

Relevant Planning Policies

National Planning Policy Framework (CLG 2012)
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies)

Planning Assessment

Principle

The principle of development was established under the previous permission

Visual amenity

The dormers would be of pitched roof design and would sit centrally within the roofslope. The permitted roofslopes are of a sufficient pitch to comfortably accommodate the dormers. The rooflights are also proposed to sit centrally within the roofslope and are modest in size so would have little visual impact.

Residential amenity

The proposed dormers and rooflights would be in elevations where window openings have already been permitted and where the impact upon neighbouring amenity was considered to be acceptable. Since the dormers either face within the site or across public viewpoints, it is not considered that any harm will result.

Accessibility and parking

It is not considered that a material impact upon accessibility and parking will result as these matters were considered at some length during the original application

Recommendation

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

Drawing No. 042-11-41 rev A received 24 June 2013
Drawing No. 042-11-42 rev A received 24 June 2013
Drawing No. 042-11-43 received 24 June 2013
Drawing No. 042-11-45 rev A received 24 June 2013
Drawing No. 042-11-46 rev A received 24 June 2013
Drawing No. 042-11-47 rev A received 24 June 2013

Please note that the existing planning permission AWDM/1483/12 still stands and that the conditions imposed upon it continue to apply to the development except that the plans can be substituted for Drawing Nos:

042-11-41
042-11-42
042-11-45
042-11-46
042-11-47 dated November 2012

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

Case Officer: Gary Peck Date: 26 July 2013
Authorised by: Date: