Development Management - Delegated Officer Report

Application Number: AWDM/1354/18 Recommendation – Approve

Site: 21 The Meadway, Shoreham-By-Sea

Proposal: Variation of Condition 3 of approved AWDM/0097/15 to change non opening (below 1.7m) and obscure glazed window to opening escape window, remaining obscured glazed, to west facing dormer

Date of site visit: 21 September 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a detached bungalow with rooms in the roof on the south side of The Meadway. Permission was granted in 2015 to increase the size of the side dormers and to add a mono-pitched roof over both. Also proposed was a front extension, bringing the front gable of the building forward by 1.5m, as amended. Finally, a single storey rear extension was proposed with a balcony on the roof (AWDM/0097/15).

The permission was subject to a number of conditions, including:

Condition 3: The glazing in the dormer windows (with the exception of the window of bedroom 4 on the east elevation) hereby approved shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

Reason: To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.

The development has been completed but the applicant now wishes to provide an additional bedroom in place of the shower room on the approved plans. Consequently, in order to comply with Building Regulations, the window needs to be openable as a means of escape. It will remain obscure glazed but only below 1.7m to enable some outlook for occupants of the bedroom.

Relevant Planning History

AWDM/0097/15 - Two-storey extension to front (north) elevation. Extend existing side dormers to east and west elevations. Single-storey extension to rear (south) elevation with first-floor balcony above - approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2018)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The change to the window has minimal visual impact and does not affect the overall appearance of the extension.

Residential amenity

The window will remain obscure glazed below 1.7m to prevent any loss of privacy to the neighbouring dwelling, which itself has recently constructed a dormer and rooflights in the side roofslope facing the window in question. No loss of amenity is anticipated.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing dwelling
4. Obscure glazed windows with exception of window to bedroom 4 on east elevation
5. Obscure glazed screens to balcony

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

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.

Case Officer: Peter Barnett Date: 5 October 2018

Authorised by: Gary Peck Date: 5 October 2018