expiry 12.02.08

Development Control – Delegated Officer Report

Application Number: ADC/0771/07 **Recommendation - Permit**

Site: **17 New Barn Road Shoreham-by-Sea West Sussex BN43 6HN**

Proposal: **Amendment to ADC/0522/07 to include 2 windows in side gable**

The Application

The application property is the southern half of a pair of semi-detached bungalows located on the west side of New Barn Road. The bungalow is currently undergoing a roof extension approved under ADC/0522/07, which consists of a hip to gable extension on the south side with front and rear dormers. It has previously been extended with a rear single storey extension and has a detached garage to the rear.

The application site had an application for a similar roof extension with larger dormers (ADC342/07) refused and subsequently dismissed on appeal.

The attached bungalow to the north (No.19) has been extended with a full side gable roof extension and front and rear dormers. The property to the south (No.15) is located across a shared drive and has been extended with a small rear lean-to extension.

The proposals would two small obscurely glazed windows 0.6m wide by 0.8m high, one serving the stairs and one serving the new bathroom. The applicant has said that it was an oversight on behalf of their agent to omit the proposed windows from the approved scheme.

Consultations and Representations

Third Parties: There have been no third party representations on this application.
Objections were made by the adjacent neighbour (No.15) about both of the previous applications, however only on grounds of parking and access.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential amenity

The adjacent property is on lower ground to that of the application site and has in the centre of its northern elevation its main front door and a bathroom window (both obscurely glazed). To the front of the property is secondary window to the front lounge and to the rear a window to a bedroom.

The proposed windows were already installed in the gable wall at the time of the site visit. The windows were obscurely glazed and appeared to be fixed shut. It is considered that the proposals would not have an effect on the residential amenity of the neighbouring property (No.15) and would not have an adverse effect on their privacy.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C18C3 – amended
   The windows in the south side gable shall at all times be glazed with obscured glass and fixed shut to be permanently non-openable.
   Reason: *To prevent overlooking and to comply with policy Ah7 of the ADLP and DEV1 of the WSSP.*

Case Officer: [signature]
Date: 10-01-08

PB 11/1/08