Development Management - Delegated Officer Report

Application Number: **AWDM/1293/12** **Recommendation – Approve**

Site: **Yew Trees, 2A Oxen Avenue, Shoreham-By-Sea, West Sussex, BN43 5AF**

Proposal: **Application for a non-material amendment following grant of planning permission ADC/0301/09 to enable changes to position of bin store and cycle shed, reduction in size of parking area, raising of height of house by 0.6m and other minor alterations**

Date of site visit: 10 October 2012

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

Planning permission was granted under reference ADC/0301/09 for a detached 3-bed chalet-style dwelling in the garden of 2 Oxen Avenue. The dwelling has been built but the final design and layout differs slightly from the approved plans. This application seeks permission for the non material amendments which comprise the following:

- Provision of bin stores in front garden
- Use of original summerhouse for bike storage in lieu of purpose-built store
- Reduction is size of parking area to a single space
- Raising of height of house by 0.6m
- Changes to fenestration, including provision of French doors in lieu of window on north east elevation and a ramped access to those doors

Relevant site history

See above

Consultations

None

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity and character

The alterations are relatively minor and do not have a harmful impact on the character or appearance of the property or its surroundings. The increase in height is not significant when viewed from the street and it is considered to relate well in scale to neighbouring dwellings.

Residential amenity

The alterations do not have a harmful impact on the residential amenities of neighbouring dwellings. The dwelling is on lower ground than the nearest house to the east and it does not have an overbearing impact on the occupiers of that or other neighbouring properties.

Parking and Access

Condition 2 of the original permission required the provision of only 1 parking space so the latest plans reflect that requirement. There was no highway objection to the proposal originally.

Recommendation

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

Drawing nos. 01 Rev. B (Ground Floor Plan as Proposed) and Drawing No. 03 Rev. B (Elevations as Proposed) validated on 29 October 2012

…….. existing planning permission ADC/0301/09 still stands and that the conditions imposed upon it continue to apply to the development except that the above plan can be substituted for Drawing nos. 1316/2/09 date stamped approved 23 December 2009

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

Case Officer: Peter Barnett Date: 2 November 2012

Authorised by: Gary Peck Date: 5 November 2012