Development Control – Delegated Officer Report

Application Number: AWDM/0305/15 Recommendation – APPROVE

Site: 39 Old Fort Road, Shoreham-By-Sea, West Sussex BN43 5RL

Proposal: Non-material amendment to AWDM/1008/14 for minor amendment to openings in all elevations of proposed dwelling

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a site on the north side of Old Fort Road which has permission to demolish the existing bungalow and replace it with 1no. detached 2 storey 5-bedroom house.

This application seeks approval for a non-material amendment to the scheme to alter the openings on all elevations of the proposed dwelling.

The amendments comprise:

South (front) elevation – Window to master bedroom at 1st floor centralised; Ground floor dining area window enlarged

North (rear) elevation – Reduction in size of ground floor bedroom window and enlargement of living room window

West (side) elevation – Repositioning of first floor bathroom window further north; reduction in size of first floor window closest to south; replacement of ground floor door in centre of elevation with high level window; increase in size of window closest to south and introduction of door and steps

East (side) elevation – Replacement of two high level windows at first floor with single larger opening to match window already approved, with subsequent increase in length of cladding above eaves line

Consultations:

None

Representations:

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH2 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.4 'Flat Conversions'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

In assessing applications for a non-material amendment the Government's National Planning Practice Guidance states that the LPA must have regard to the effect of the change, together with any previous changes made under s.96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission s.38(6) of the Planning Act 2004 does not apply. However, the extent to which the proposed amendments comply with the saved Local Plan policies is a material consideration.

Visual amenity

The alterations to the doors and windows involve only minor changes which do not materially affect the character and appearance of the proposed dwelling or its impact in the street scene.

Residential amenity

The amendments to the various openings will not result in any adverse impact on the amenities of the occupiers of neighbouring dwellings. Condition 3 of the original permission requires all first floor side windows to be obscure glazed and non-opening below 1.7m above the floor level of the room. A separate application has been submitted to deal with the side windows which are now proposed to be openable for escape and ventilation purposes (AWDM/0424/15). This has not been determined yet and so the original conditions still stand.

Recommendation

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

Drawing numbers 1302/PL/04 Rev I received 27 February 2015, 1302/PL/05 Rev I received 27 February 2015, PRESS.GA.02 Rev H received 16 March 2015, PRESS.GA.03 Rev G received 16 March 2015 and PRESS.GA.04 Rev F received 9 April 2015 in respect of the number, size and position of the openings only.

…….. existing planning permission AWDM/1008/14 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing numbers 1302/PL/03 Rev

F received 8 August 2014, 1302/PL/04 Rev H received 4 September 2014 and 1302/PL/05 Rev H received 4 September 2014

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

Case Officer: Peter Barnett Date: 9 April 2015

Authorised by: Gary Peck Date: 14 April 2015