Development Control – Delegated Officer Report

Application Number: AWDM/1865/16 Recommendation – APPROVE

Site: 15 Downland Close Southwick Brighton West Sussex

Proposal: Variation of planning permission AWDM/0985/15 for the retention of obscurely glazed door and ground-floor window to north east side elevation of permitted extension (Part Retrospective).

Date of site visit: 17.01.2017

Neighbours checked: Y

Additional neighbour notifications: Y- Additional neighbours

Site, Surroundings and Proposal

The application relates to a 1930's semi-detached house occupying a wedge-shaped plot located at the head of a cul-de-sac made up of similar dwellings within a residential suburb of Southwick. The surrounding land slopes down from north to south.

The planning permission granted under AWDM/0985/15 for a part single part 2-storey side/rear extension is being implemented and nearing completion. The approved drawings showed a small ground-floor window in the north east side wall of the 2-storey extension serving a utility room. As built, at variance to the approved plans, there is a door opening serving the utility room in place of the window plus another ground-floor window opening in the same elevation that would serve the WC.

Proposal

Permission is sought to retain the new window and door openings which would both be fitted with obscured glass.

Relevant Planning History

Part two-storey and part single-storey extensions to north west (rear) and north east (side) elevations – Approved and under construction (AWDM/0985/15).

Application for a Lawful Development Certificate for a proposed hip-to-gable roof extension, rear dormer and front roof-lights. Issued and under construction (AWDM/1169/16).

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There relevant consideration here is the effect of the altered fenestration on the residential and visual amenities of the locality.

Visual amenity

The internal layout of the ground-floor has been slightly adjusted which has prompted the change in fenestration with the WC window moving from the front wall of the extension to the side. This has resulted in a slightly unbalanced appearance to the front of the extension with the front door off-set from the first-floor window above. However the extension is set well back from the front of the building and the effect in street-scene terms is not so harmful to warrant refusal.

The window and door on the north-east side wall are not visible from the street.

Residential amenity

The only property affected is the neighbouring house to the east, No.17, which has been enlarged by a single-storey side extension with a part tiled, part flat roof The siting of the extension follows the angled alignment of the site boundary with a narrow gap of 0.6m between. Three windows in the outer west flank elevation of the extension serve a WC, utility room and en-suite bathroom. A condition of the planning permission (AWDM/0118/13 refers) requires them to be obscurely-glazed.

No.17 is sited on higher ground and at an angle to No.15. The flank wall of the 2-storey extension at No.15 angles away from the common boundary from front to rear. The new openings are sited between 1.3m and 2.5m from the boundary but in view of the different ground levels are entirely screened from view from the curtilage of No.17 by timber fencing which delineates this part of the boundary. Consequently there is no loss of amenity for the neighbour in terms of overlooking. However, it is pertinent to require the door and window to be obscurely glazed in the event that the existing fence is removed or not maintained going into the future.

Recommendation

APPROVE

Subject to Conditions:-

2. Approved plans
3. Materials to match
4. Openings in ground-floor north-east side elevation to be obscure
5. No additional windows in north east or south-west side elevations

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Jo Morin Date: 09.02.2017

Authorised by: Gary Peck Date: 9 February 2017