Development Management - Delegated Officer Report

Application Number: AWDM/0597/17 Recommendation – Approve

Site: 42 Brighton Road, Shoreham-By-Sea

Proposal: Non-material amendment to approved AWDM/1402/16 for alteration to front fenestration and additional east side window

Date of site visit: 30 September 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted under reference AWDM/1402/16 for a part two storey/part single storey rear extension measuring 8. 2m deep in total (2 storey element is 4.9m deep). At the front, approval was granted for the removal of the existing gable and two storey extension to be replaced with a new two storey extension, 0.7m deep, which will square off the front of the building with a hipped roof. The external walls are to be rendered.

This application seeks approval for a non-material amendment comprising the insertion of a single large window at first floor at the front rather than two smaller windows as previously approved. A new window at first floor is also to be installed on the east side to serve an en-suite introduced in the new bedroom.

Relevant site history

As above

Consultations

None

Representations

None

Relevant Planning Policies

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'
Submission Adur Local Plan 2016
National Planning Policy Framework (March 2012)

Planning Assessment

The proposed alteration to the front window will not harm the visual amenities of the locality and will not result in a loss of privacy for neighbouring occupiers.

The new east side window is to be obscure glazed and non-opening below 1.7m. It will therefore not cause any loss of privacy for neighbours.

Recommendation

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

Drawing Nos 16/1123/02 Rev A and 16/1123/03 Rev B received 24 April 2017

…….. existing planning permission AWDM/1402/16 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 No. 16/1123/03 Rev A received 2 November 2016 and Drawing No 16/1123/02 received 13 September 2016

Case Officer: Peter Barnett Date: 10 May 2017

Authorised by: Gary Peck Date: 10 May 2017