Expiry Date

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1027/12

Site: **First floor Flat 12 Underdown Road Southwick**

Proposal: **Part retrospective application for bike enclosure at front of property and first floor window replacement**

Neighbours checked: Y
Additional neighbour notifications: Y

Proposal, Site and Surroundings

The proposal is for the replacement of a first floor front window and a bike shed in the front garden.

The application site is a two-storey terraced property. It was originally a commercial unit at ground floor with flats over. It has now been converted to residential to all floors.

Relevant Planning History

SW/32/81 - Change Of Use Ground Floor Shop To Residential – Approved April 1981

Consultations

None

Representations

None

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 AB4
South East Plan (GOSE 2009): CC1, CC6, BE1, BE6

Planning Assessment

Principle

Upgrading residential accommodation is acceptable in principle.

Visual amenity and setting of Conservation Area

The site is in close proximity to a Conservation Area. However the work is minor in scale and would not be readily appreciable from views within and out of the Conservation Area.

The bike shed is rudimentary in its design but its scale is sympathetic to the size of the front garden (it does not dominate the building visually). The building also has a tired appearance.

The new window sufficiently replicates the original in terms of method of openings and frame proportions so not to look incongruous. Many original windows in the street have been lost to inferior plastic window systems.

Residential amenity

The bike shed is in the front garden where there are already comings and goings, so would not cause any greater harm to the living conditions of neighbours.

Recommendation

APPROVE for the reason:-

The development would take place with detriment to the local environment, including the setting of the Conservation Area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 AB4 and South East Plan (GOSE 2009): CC1, CC6, BE1, BE6

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Case Officer signed: Matthew Porter Date: 03 -10-2012

Authorised and signed by: Peter Barnett Date: 5 October 2012