Development Management – Delegated Officer Report

Application Number: AWDM/1435/24 **Recommendation – APPROVE**

Site: **5 Edburton Gardens, Shoreham-by-Sea, BN43 5GR**

Proposal: **Proposal to change lounge window to French doors at the front (south) of the property.**

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located on the north side of Edburton Gardens which is a cul-de-sac within the north part of Shoreham. No 5 is located at the closed section of the cul-de-sac and is a two storey detached dwelling. The front of the dwelling (south) has an integral garage that protrudes beyond the front elevation of the house and has a flat roof. The flat roof extends as a canopy over the entrance door. The property also has solar panels on the front roofslope.

The dwellings within the cul-de-sac are detached and are of a similar design, all with some front extension, although some protruding more than the application site.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes to:-

- Replace front ground floor window with a full glazed sliding door window.

Relevant Planning History: None.

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to the replacement window within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The proposed window will be of the same width as the existing window and will be at the same height. The change will be that it will extend down to ground level i.e. 2.046m in height, and will be 2no. full glazed panes, 1no. of which will be sliding open.

Edburton Gardens contains 2no. cul-de-sacs and the dwellings within it are of a similar design. As you enter the cul-de-sac section relating to the application site, it can be seen that the road and houses are slightly lower, which contribute to the fact that the glazed sliding doors will not readily seen. A further contributing factor to the view of the sliding doors is that there is a low hedge around part of the front of the property, which partially screens the view.

Further, even though the land to no. 3 is slightly rising, when viewed from down the road, the sliding doors are not readily noticeable.

There have been other alterations to ground floor windows and replacement to glazed French doors in the street, for example no.'s 1, 2, and 7.

It is not considered that the glazed sliding doors at no. 5 will be out of character with the street scene and will not result in any material loss of residential of visual amenities to the neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1 Approved without amendment

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

Case Officer: Eve Hearsey Date: 07.03. 2025

Authorised by: Peter Barnett Date: 10 March 2025