Development Control – Delegated Officer Report

Application Number: AWDM/0133/12 **Recommendation – APPROVE**

Site: **104 Williams Road Shoreham-By-Sea West Sussex BN43 6BQ**

Proposal: **Application for non-material amendment of application ADC/0210/08 to change design of extension**

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application site is a mid-terrace house located on the east side of Williams Road, Shoreham. The site is bounded to the north and south by the adjoining houses and to the rear by the car park to Millward Court.

Permission was granted in 2008 to replace a rear conservatory with a 3 metre high single storey brick extension across the rear elevation (ADC/0201/08). The approved extension measured 3.3 metres in depth on the southern boundary and 4.3 metres on the northern boundary. A pitched front porch was also proposed that will partially wrap around the main gabled bay projection.

This application seeks approval of a non material amendment to the design of the rear extension. The main change is the replace the brickwork and tiled roof with glass to form an 'orangery'. It will have the same footprint as the approved extension.

Consultations

None

Representations

No third party consultations were carried out in line with guidance for dealing with non material amendment applications

Relevant Planning Policies and Guidance

Adur District Local Plan (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'

Planning Assessment

Visual amenity

The rear extension will be completed in glass rather than the previously approved rendered walls above a brick dwarf wall. It will not be visible from the street or from the playing fields and car park to the rear due to considerable boundary vegetation. The change in external facing material is acceptable in visual amenity terms.

Residential Amenity

The rear extension will sit on the footprint of the previous large conservatory and will extend to the south close to the boundary with No.102, as originally approved. It will be 3.3 metres in depth at the boundaries but will angle to a depth of 4.3 metres on the northern side. As the section 4.3 metres in depth is over 1 metre from the common boundary, it is considered acceptable under the terms of the above DC Standard. Glazing is now proposed on all sides of the extension and it is considered to be reasonable to require side windows to be obscure glazed to prevent any overlooking.

Recommendation

APPROVE the non material amendment in accordance with the application.

..... existing planning permission ADC/0210/08 still stands and that the conditions imposed upon it continue to apply to the development except that Condition 3 of ADC/0210/08 can be replaced with the following condition:

3. The glazing in the side elevations of the extension hereby approved shall at all times be of obscured glass

The originally approved drawing received 3 June 2008 can be substituted by the Floor Plan and Elevations drawings received 7 February 2012

Is recommendation contrary to any representations? N/A

Case Officer signed: Peter Barnett Date: 20 February 2012

Authorised and signed by: [redacted] Date: 20/2/12