Development Management – Delegated Officer Report

Application Number: AWDM/0063/23 Recommendation: APPROVE

Site: 21 West Street, Shoreham-by-sea

Proposal: Replace one existing UPVC anthracite double-glazed window with larger UPVC double-glazed tilt ·& turn double-glazed window with juliet balcony

Date of Site Visit: 15 March 2023

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

The application relates to a three storey townhouse in the Shoreham Conservation Area. It is proposed to replace a first floor kitchen window with a full height 'tilt and turn' window with juliet balcony. The application has been amended since its original submission to remove an external spiral staircase which was considered to have been unneighbourly.

Planning History:

ADC/0283/10 - Removal of south and rear sections of existing building and alterations and additional construction to form 4 townhouses (3 three-bedroom and 1 two-bedroom) with 2 car parking spaces (19-21 West Street)

Consultations:

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposal would not have a harmful visual appearance. The site is not visible from West Street and it backs onto the rear of Pets Corner to the west. There would be no adverse impact on the Conservation Area.

Residential amenity

The rear gardens of these terraced dwellings are small and the properties themselves are close-knit.

The introduction of a larger window at first floor with juliet balcony will enable easier views into the adjoining gardens. However, it is evident that views are already possible into neighbouring gardens from both first and second floor windows. On balance, the extent of increased overlooking is not considered to be such as to be materially harmful.

Recommendation

APPROVE,

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 11 April 2023

Authorised by: Gary Peck Date: 11 April 2023