Development Management - Delegated Officer Report

Application Number: AWDM/1333/23 Recommendation – Approve

Site: 82 Boxgrove, Worthing

Proposal: Application for a Non-Material Amendment to previously approved on appeal AWDM/1319/21. Amendment: Change of fenestration.

Last visited: 22.11.2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to an end of terrace 2-storey house located on the north side of Boxgrove, where, in this particular locality, the terraces to the east and north are purposefully arranged around a relatively narrow open space with footpaths bounded by lawn and planting either side giving access to No's 76-80 to the north of the site and No's 62-64 to the east which are both terraces arranged at 90 degrees to the application site in an open-plan layout. The entrance to No.82 is on its east elevation, fronting onto its own east side garden and towards the communal open space. Front and side gardens at No. 82 were previously partially enclosed by shrub planting but appear to have been cleared recently with an open lawn remaining. There is a separate rear garden enclosed by close boarded fencing set back from the side garden.

Planning application AWDM/1319/21 was allowed at appeal in 2022 and granted planning permission for the subdivision of the plot and construction of a 3-bedroom two storey end of terrace dwelling, attached to the east side of No.82 as an extension to the terrace and with elevational alterations to the existing dwelling at No.82.

The current application seeks approval for a non-material amendment comprising of changes to fenestration to the proposed and existing dwelling. Neighbouring occupiers have been notified.

Relevant site history

AWDM/1319/21 - Subdivision of plot to erect 3no. bed two storey end of terrace dwelling to east side of No. 82 with associated elevation alterations.
STATUS: REF 5th January 2022. Appeal Allowed 13.12.2022

AWDM/1354/23 - Approval of Details Reserved by Conditions 3 (surface water drainage), 4 (climate change mitigation), 5 (materials), 6 (soft and hard landscaping), 7 (boundary treatments), 8 (bin storage) and 9 (cycle storage) of AWDM/1319/21 allowed on Appeal Ref APP/M3835/W/22/3300657.
STATUS: Pending Consideration

Consultations

None

Representations

None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM1, DM2, DM5, DM15, DM16, DM17, DM18
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

Planning Assessment

The existing dwelling at No.82 differs in its detailing to the rest of the terrace where there are some noticeable differences in its composition and with frontages to the east and south sides of the building.

The approved dwelling and elevation changes to No.82 allowed at appeal were also not designed as an identical replication of other dwellings in the terrace, with some differences in fenestration, no porch canopies and in the placement of tile hanging.

Similarly, the proposed fenestration changes in the current application would not result in a matching composition to the rest of the terrace. For the front elevation the drawings still omit a porch canopy at its frontage, seen on others in the terrace, and again with differing placement of materials, but with the addition of a side light window to the front entrance door which would be similar to others in the terrace. In light of the appeal decision, the amendments to the front elevation would not appear unreasonable and would not impact upon neighbour amenity.

The changes to the side elevation would result in deletion of one window at ground floor level and with layout changes resulting in two first floor windows both serving bedrooms, whereas previously there was a bedroom and landing window proposed. It is noted that the Inspector did not consider it necessary to impose any conditions requiring obscure glazing to the approved side bedroom or landing windows and no representations have been received in relation to the changes proposed in this application. In the context of the development allowed at appeal it is considered that the proposed changes would be acceptable in terms of neighbour amenity and visual impact considerations.

At the rear, the insertion of bi-folding doors and reversal of the first floor room layout for the new dwelling would not pose any significant threat to neighbour amenity and those changes would not be prominent in the streetscene to cause any significant impact.

The appeal conditions require materials to be agreed and would remain so as on the original permission to ensure an acceptable appearance.

Recommendation

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

Drawing number 223200/02 entitled ‘Ground Floor, First Floor and Elevations – Proposed’ deposited 22 September 2023.

The existing planning permission AWDM/1319/21 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 number C1051-2 deposited 28 September 2021.

Case Officer: Rebekah Hincke Date: 19.10.2023

Authorised by: Jo Morin Date 19.10.2023