Development Management - Delegated Officer Report

Application Number: AWDM/0843/18 Recommendation – Approve

Site: 83 Old Fort Road, Shoreham-By-Sea

Proposal: Application for a non-material amendment to previously approved AWDM/0493/17. Amendments: Timber decking in place of landscaped patio, boundary wall to have new stone capping to match paving, tax window added to underside of sill to side and front windows, increased height of quintuple window to rear gables, increased width of side lights to rear doors, stepping eaves back at front/side of building, removal of wood burner flue and addition of extract flues.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted under reference AWDM/0493/17 for the construction of a pair of semi-detached dwellings on this plot. This application seeks approval for several amendments, which are considered to be non-material, as set out in the description.

Relevant site history

As above

Consultations

None

Representations

Objection received from the original architect:

- Dilution in quality of design
- Removal of glass block to staircase
- Reduction/removal of flue for wood burners reduces quality of living space
- Change in materials

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (March 2012)

Planning Assessment

The proposed amendments are relatively minor and cosmetic and are not considered to result in harm to neighbouring occupiers or to materially affect the appearance of the buildings. The original architect's comments have been noted but the changes to the buildings are not considered to result in a diminution of the quality of design. Some changes to external materials have been proposed but the site is not within a Conservation Area and the replacement materials are considered to maintain the originally approved appearance of the building to an acceptable extent.

Recommendation

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

Drawing No. 1812-W-31-C4 received 12 July 2018, Drawing No. 1812-W-30-C3 received 6 July 2018 and Drawing No. 1812-P-0001 rev P2 received 27 June 2018

…….. existing planning permission AWDM/0493/17 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 Nos. JB/planning 05E, 07E, 08E, 09E, 10E received 21 June 2017

Case Officer: Peter Barnett Date: 13 July 2018

Authorised by: Jo Morin Date: 13/07.2018