DELEGATED APPLICATIONS ASSESSMENT SHEET

APPLICATION NO./ADDRESS: AWDM/0654/11 83 Cross Road Southwick

SITE VISIT: No, as the proposal is for minor alterations to the bungalow I have not made a site visit, however, I have viewed the property and the street scene on Google Maps.

NEIGHBOURS CHECKED: Checked from desk top

ADDITIONAL NEIGHBOUR NOTIFICATIONS (LIST ADDRESSES):

None

SITE AND SURROUNDINGS:

The application property is located on the south/west side of the road.
It is a detached bungalow with nearby properties of individual design and scale which follow the building line.

PROPOSAL:

Permission is sought to remove two front aluminium windows and to install two bow windows in the existing window openings in the front elevation of the property using white PVCu frames, low-e double glazed windows formed into a bow bay.

RELEVANT PLANNING HISTORY:

No relevant planning history.

RELEVANT PLANNING POLICIES:

Adur District Local Plan and saved policies AG1, AH7 and Development Control Standard No. 3 ('Extensions and Alterations to Dwellings')
South East Plan CC1, CC6, BE1

REPRESENTATIONS AND RELEVANT CONSULTATION RESPONSES:

None

PLANNING ASSESSMENT:

The main consideration in this case is the design and appearance of the new bow windows in the front elevation and the effects on the amenities of the neighbouring properties either side and across the road from the property.

The properties in the road are of mixed character and it is considered that the proposed scale and visual impact of the development will not impact on the neighbouring properties.

The windows will have an acceptable appearance on this dwelling and will have a minimal impact in street scene terms having regard to the diversity of styles in the immediate vicinity.

RECOMMENDATION:

Permit subject to conditions (summarised below).

1. Standard time limit
2. Approved drawings

REASONS FOR RECOMMENDATION:

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the Adur District Local Plan and saved policies AG1, AH7 and Development Control Standard No. 3 (Extensions and Alterations to Dwellings) or the policies of the South East Plan (CC1, CC6, BE1).

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if approved, would have some impact on the neighbouring properties. However, it is considered that on balance, existing residential quality of life would not be significantly adversely affected as a result of the proposal. Accordingly it is considered that it is acceptable with regard to Article 8 and Article 1.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION

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DELEGATED

Case Officer
Sign……Julia Odell……..Date 14.10.11……..

Authorising Officer
Sign……Jo Morin……..Date…14 October 2011…..