Development Management - Delegated Officer Report

Application Number: AWDM/1168/16 Recommendation – Approve

Site: **24 Mill Lane Shoreham-By-Sea**

Proposal: **Non Material Amendment to AWDM/1055/15 to correct survey error with reduced distance of 269 mm between north-east corner of extension and north-east boundary; bi-fold doors in lieu of French doors and sidelights to living and kitchen; higher cill for utility room front window**

Date of site visit: seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted under reference AWDM/1055/15 for a single storey side extension.

This application seeks approval for a non-material amendment comprising correction of survey error with reduced distance of 269 mm between north-east corner of extension and north-east boundary (leaving a space of 730 mm); rear bi-fold doors in lieu of French doors and sidelights to living and kitchen; higher cill for utility room front window

Relevant site history
AWDM/1055/15
Single-storey flat roof extension (re-submission of AWDM/1815/14)
Approved Conditionally 20.11.2015

Consultations
None

Representations
None received

Relevant Planning Policies
Saved Local Plan policies: AG1, AH7

Planning Assessment
The revised positioning of front window cill, the bi-fold doors in lieu of French doors at the rear, and the marginal tighter relationship between the extension and the boundary wall would not cause any significant harm to visual amenity (including the proportion of the extension in relation to the host building and its relationship with the highway in the street scene) or result in any significant loss of privacy for neighbouring occupiers.

Recommendation

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

Drawing No. 6 Rev C titled GENERAL ARRANGEMENT REVISION C CHANGES TO EXTENSION TO SUIT LOCAL AUTHORITY COMMENTS date valid 27-07-2016
Drawing No. 9 Rev C titled PROPOSED REAR ELEVATION REVISION C CHANGES TO EXTENSION TO SUIT LOCAL AUTHORITY COMMENTS date valid 27-07-2016
Drawing No. 7 Rev B titled PROPOSED FRONT ELEVATION REVISION B CHANGES TO EXTENSION TO SUIT LOCAL AUTHORITY COMMENTS date valid 27-07-2016

…the existing planning permission AWDM/1055/15 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 No's 5 Rev B titled General Arrangement date received 10-11-2015; No. 6 Rev A titled Proposed Front Elevation date valid 11-09-2015; No. 8 Rev B titled Proposed Rear Elevation date received 10-11-2015

Case Officer: Matthew Porter Date: 17-08-2016

Authorised by: Peter Barnett Date: 17 August 2016