Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1008/12

Site: **52 St Aubyns Road, Southwick, Brighton, West Sussex BN41 1PE**

Proposal: **Remove existing lower front elevation windows and door, block up door and fit new windows (retrospective)**

Date of site visit: 26 September 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a former shop on the south side of St Aubyns Road close the comer with Gordon Road. Planning permission was granted for the change of use of the premises from a shop to a dwelling in 1997 which was subject to a planning condition preventing any future extension or alteration to the front elevation. The shopfront was therefore retained (comprising doors at both ends and two panes of glazing in the centre) but since 1997 the easternmost door has been blocked up and one of the windows boarded up. More recently, the shopfront has been removed entirely and a new door and triple window inserted. This application seeks retrospective permission for these works.

Relevant site history

SW/29/97 – Change of use from shop to dwelling – approved

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The loss of the shopfront is not considered to adversely affect the character or appearance of the property or the street scene. The new frontage is considered to be an improvement on the previous part-blocked shopfront which was rather unsympathetic to the overall residential character of the adjoining terrace.

Residential amenity

The change to the frontage has had no impact on residential amenity.

Recommendation

APPROVE for the reason:-

The proposed development does not detract from the local environment and has taken place without resulting in unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Permission relates to approved plans:

Is recommendation contrary to letter(s) of representation? N

Case Officer: Peter Barnett Date: 27 September 2012

Authorised by: Jo Morin Date: 1 Oct 2012