Expiry Date - 09/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0171/10 **Recommendation – Permit Application**

Site: **4 Weavers Court Ropetackle Shoreham-by-Sea West Sussex**

Proposal: **First-floor kitchen window in east side elevation**

The Application

The application relates to a first floor flat located within Weavers Court, a block of flats which is located above an internal car-park to the far eastern part of the Ropetackle development.

Permission is sought to insert a kitchen window in the east elevation of the block, at first floor level, directly above an existing window serving the car park. Amended plans show the window to be 1.1m wide, by 1m in height, with a top hung high-level opening fan light, glazed with obscured glass.

Directly to the east of the site are the rear of houses in Old Shoreham Road (No's 1 & 3), and their back gardens. The rear of the houses are located 22m from where the window would be located. Between the application building and the rear gardens of those properties in Old Shoreham Road is an access road serving the car park and the rear of the dwellings in the adjacent flats.

The applicant states in a letter sent in that the window would enable light and ventilation to their kitchen and that it is an absolute necessity.

Consultations and Representations

Third Parties: There has been one letter of objection from the owners of No.3 Old Shoreham Road, who state that they would have no privacy when in the garden or rear rooms as the east wall totally overlooks the whole garden. The state that when the Ropetackle development was first begun negotiations with the developer took place to ensure a window was not put in this part of the building as it would be at the same level as their bedroom window and look straight into the rear windows of their property.

The applicant has written in to state that the Council has previously agreed a window in the east side of Clove House, Ropetackle which is the same distance if not closer to No's 21 and 23 Old Shoreham Road. No.3 Old Shoreham Road is already overlooked from the communal hallway window of clocks 1-10 Weavers Court and from flats 7, 11 and 12 Weavers Court.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general and accord with the Council's DC standards.

Visual amenity
The proposed amended scheme would have a window which would be the same size as the window serving the car park at ground floor level. It would be appropriately aligned directly above, and would have a matching stone window sill. It is not considered that the window would appear out of keeping or unsympathetic in its appearance of location.

Residential amenity
The applicant has amended the plans to show an obscurely glazed window with a high-level opening fan light, rather than casement windows as originally submitted. The obscured glass would ensure that the residents of the houses in Old Shoreham Road would not lose any privacy or suffer overlooking from the proposed window, and it is therefore considered to comply with policy AH7 of the Local Plan.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C18Civ – amended
   The window hereby approved shall at all times be glazed with obscured glass and fixed to be permanently non-openable with the exception of a small top-hung opening light as shown in the approved window specification received 08.06.10.
   Reason: *To prevent overlooking...etc*
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan; and 1:500 block plan date stamped received 14 May 2010 &

the1:50 revised east elevation; and the revised window specification date stamped received 08 June 2010.
Reason: *For the avoidance of doubt…etc*

Case Officer Carlos Hone Date 18.06.10 PB 18/6

Planning Services Manager: [redacted] Date: 21/6/10

Chairman of the Planning Committee: [redacted] Date: 21/06/10