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.

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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