Development Management - Delegated Officer Report

Application Number: AWDM/0587/20 Recommendation – Approve

Site: 6 Southview Road, Southwick

Proposal: Application for a non-material amendment to previously approved AWDM/0639/19. Amendment: Configuration of door and window to east elevation to be inward opening bi fold doors.

Date of site visit: Seen previously

Neighbours checked: Neighbours not notified of NMA

Proposal, Site and Surroundings

The application site is a two storey terraced dwelling within a street of similar properties. Permission was granted in June 2019 for a single storey flat roof rear extension.

The applicant seeks consent for a non-material amendment to change the openings in the rear elevation. The approved plans show French doors and a separate window to the elevation. The proposed plans show the change to insert bi folding doors instead.

Consultations

None

Representations

None

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework

Planning Assessment

The proposed amendment is minor and will not have a material impact on the overall form and appearance of the extension or the main dwelling. The changes are not visible within the street scene and will not affect the residential amenities of the locality. The neighbour commented in relation to the original consent that any doors on the rear extension should not restrict any rights of way access to the side of the property. The proposed doors as with the permitted arrangement would not restrict any access. The doors proposed here are inward opening.

Recommendation

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

BSB/18/657/2/A – received 28th April 2020
BSB/18/657/1/B – received 28th April 2020

…….. existing planning permission AWDM/0639/19 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for BSB/18/657/1/A and BSB/18/657/2/A received 16th May 2019.

Case Officer: Hannah Barker Date: 8th May 2020

Authorised by: Peter Barnett Date: 11 May 2020