Development Management - Delegated Officer Report

Application Number: AWDM/0465/21 Recommendation – APPROVE

Site: 26 Windlesham Road, Shoreham-By-Sea

Proposal: Application for variation of Condition 1 (Approved plans) of AWDM/0975/20 for alterations to fenestration.

Date of site visit: 21st May 2020 (GP) original application

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a semi detached, two storey dwelling house with original linked front dormer and projecting parapeted two storey front addition. The house is brick at ground floor and rendered and painted first floor. It is an attractively designed building and this style is replicated within the surrounding street scene. The street also comprises of various other styles of buildings. The property has a small front porch and side flat roof garage. There is also a single storey flat roof projection to the rear.

Consent was granted under AWDM/0283/20 to remove the side garage and build a two storey side extension, single storey flat roof rear extension, flat roof front extension and rear flat roof dormer. Following this AWDM/0975/20 permitted the single storey extension at 6 metres amending the previous consent.

The current application seeks consent to vary details of the approved plans to show changes to windows differing from those previously permitted. A window has been removed on the side elevation, a first floor window on the front elevation has been increased in width and the rear windows have been changed in opening method and design however the size of the openings has not changed.

The agent has included a supporting statement stating that the alterations to the fenestration have been made for building regulations purposes (means of escape) and to avoid the windows being 'critical' windows as defined under part N of the approved documents.

Representations

None received.

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 (February 2019)

Principle and Assessment

The proposal comprises upgrading 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.

The changes to the window openings and design do not result in any changes to the previous assessment in terms of impact upon visual and residential amenity. The works as shown on the submitted plans show the changes to the fenestration details only. There will be no increased overlooking and the appearance of the building will not be significantly changed from that already permitted.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. Materials to match existing
4. No additional windows on the east or west elevation of the extensions hereby permitted.
5. The first floor window on the east side elevation shall be obscurely glazed and non openable except for 1.7 metres above finished floor level.
6. Hours of work

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

1. Proactive no amendments

Case Officer: Hannah Barker Date: 17th April 2021

Authorised by: Peter Barnett Date: 19 April 2021