Development Control – Delegated Officer Report

Application Number: AWDM/0498/13 **Recommendation – Approve**

Site: **144 Old Fort Road, Shoreham-By-Sea, West Sussex, BN43 5HL**

Proposal: **Application for variation of condition 5 of AWDM/0708/12 to alter windows on East and West side elevations (retrospective)**

Date of site visit: 9 May 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application seeks an amendment to the approved plans for a replacement dwelling, specifically in relation the size, number and positioning of windows on the side elevations.

As approved the west elevation contained two full height windows at first floor and two smaller windows at ground floor, plus a high level ground floor window. The east elevation contained two ground floor windows and a first floor window.

The proposed amendments show the omission of the high level window on the ground floor of the west elevation and the replacement of the two first floor windows with a narrow but full floor to ceiling height window and a high level window. On the east elevation the first floor window has been replaced with a narrow but full floor to ceiling height window. The work has already been carried out. The first floor windows are obscure-glazed but openable in breach of condition 3 of the original planning permission.

The applicant has subsequently confirmed that the windows will be fixed shut and has submitted amended plans to show this. The applicant has also confirmed that the window opening mechanism and handles will be removed, the glazing of the opening pane removed, then opening pane screw fixed into frame surround, with double glazed units refitted to cover screw heads (not visible or accessible).

Planning History

AWDM/0708/12 - Demolition of existing house and construction of replacement three storey flat roofed contemporary dwelling and detached flat roofed double garage in front garden (in place of remodelling of existing house previously approved under reference AWDM/0876/11) – Approved July 2012

Consultations

None

Representations

1 letter received from the occupier of 146 Old Fort Road objecting if the balcony screen was clear glazed as this would result in a loss of privacy to their front bedroom

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The changes to the window design do not affect the overall character and appearance of the dwelling and no visual harm has arisen.

Residential amenity

The windows are obscure glazed and, subject to being fixed shut, will not cause any loss of privacy to neighbours. The balcony screen does not form part of this application and is required by condition on the original permission to be obscure-glazed and installed prior to first use of the terrace.

Recommendation

APPROVE for the reason:-

The alteration to the windows does not detract from the appearance of the new dwelling, or 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 National Planning Policy Framework

Subject to Conditions:-

1. Within three months of the date of this permission the existing windows shall be fixed shut in accordance with the details included in the email from Alistair Dodd received 29 May 2013. The windows shall thereafter remain fixed shut and obscure glazed.
2. Materials as approved
3. Balcony screen as approved
4. Approved plans

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Peter Barnett Date: 6 June 2013

Authorised by: Gary Peck Date: 6 June 2013