Development Management - Delegated Officer Report

Application Number: AWDM/0154/18 Recommendation – Approve

Site: 9 Southview Close, Shoreham-By-Sea

Proposal: Application for Non Material amendment to approved AWDM/0682/17 to clad gable and dormer in tile hanging to match existing; replace Juliet balcony to rear dormer with a window; remove obscure glazed window to gable wall and soffits and fascia changed to white to match existing

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted under reference AWDM/0682/17 for a hip to gable roof extension with two front rooflights and a rear flat roofed dormer 7.3m wide at this semi-detached bungalow.

This application seeks approval for a non-material amendment comprising the following changes:

- Tile hanging the gable and dormer to match the existing roof rather than using Marley Cedral boards
- Replacing Juliet balcony and patio doors to bedroom 1 with a window
- Soffits and fascia to be white to match existing rather than grey

Relevant site history

As above

Consultations

N/A

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (CLG 2012)

Planning Assessment

The proposed amendments represent minor alterations which do not have a material impact on the character and appearance of the dwelling. The use of matching materials and the removal of the Juliet balcony are arguably improvements on the original scheme in terms of visual and neighbour amenity impact.

Recommendation

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

Drawing no. 3335/03 Rev C received 8 February 2018

…….. existing planning permission AWDM/06826/17 still stands and that the conditions imposed upon it continue to apply to the development except that the above plan can be substituted for Drawing No. 3335/03 Rev B received 9 May 2017

Case Officer: Peter Barnett Date: 1 March 2018

Authorised by: Gary Peck Date: 1 March 2018