Expiry 4/3/09

Development Control – Delegated Officer Report

Application Number: ADC/0010/09 **Recommendation – Permit Application**

Site: **22 Old Fort Road Shoreham-by-Sea West Sussex BN43 5RJ**

Proposal: **Insertion of secondfloor bullseye window in west side elevation (relaxation of condition 3 of ADC/0663/07)**

The Application

Permission is sought to insert a bullseye window in the second floor west side elevation of the existing building at 22 Old Fort Road which is currently being altered and extended following permission being granted in January 2008, ADC/0663/07. Permission is required due to a condition on the previous permission which restricted any further windows being inserted into the western elevation.

"Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no windows or other openings shall be formed in the western wall of the building without the prior permission of the Local Planning Authority on an application in that behalf. Reason: To prevent overlooking and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan."

To the east of the site is a two storey dwelling which has been extended, to the west is a small bungalow.

Consultations and Representations

Third Parties: - 1 letter has been received from the owner/occupiers of 20 Old Fort Road objecting on the grounds of over looking and loss of privacy to the house and garden.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): CH1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
PPs1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The main property affected is the bungalow to the west. As permitted under ADC/0663/07 there are two high level fan light windows and two velux windows on the western elevation of no. 22 Old Fort Road Road. The proposal will result in an additional window to this western elevation within the side gable. It is considered that although this window is relatively high level there could be some overlooking onto the adjacent property no. 20 Old Fort Road. Views over the adjacent bungalow would be intensified by the fact that the window would be within the roof space (effectively third floor) over looking the entire adjacent plot.

It is considered appropriate in this case to attach a condition to ensure that the window is fitted with obscured glazing and to be permanently non-openable. It is considered that this will eliminate the overlooking and loss of privacy to the adjacent dwelling without affecting the amenities of the applicant. The proposed window will serve a bedroom, this room will also be served by a two rear windows facing south and two velux windows, therefore there will be sufficient outlook to this room.

Visual Amenity

The proposed window will not have any adverse impact on the character and appearance of the dwelling, it will be visible in the street scene when approaching the property from the west.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. C18C3 – amended – The bullseye window hereby permitted shall at all times be glazed with obscured glass and fixed to be permanently non-openable.

Case Officer..... Date 23/2/09

Planning Services Manager..... Date 23/2/09

Chair of Planning Committee..... Date 24/02/09