Development Control – Delegated Officer Report

Application Number: AWDM/0099/21 Recommendation – APPROVE

Site: 2 Shadwells Road, Lancing, BN15 9EW

Proposal: Non-material amendment to approved AWDM/1690/19 for retention of altered opening to south elevation.

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using photographs of the site supplied by the Applicant and Google 3D.

Neighbours checked: Yes

Additional neighbour notifications: No

Site and Surroundings

The property is a two storey end of terrace dwelling a rear extension and associated ramp has recently been added, and also a change of use of utility land to residential garden land has also been granted.

When the rear extension (AWDM/1690/19) was constructed, an existing window in the side elevation was changed to a door.

The Non-material amendment seeks approval for this change in the build of the 2019 permission.

Relevant Planning History:

AWDM/1690/19 Proposed single storey rear extension, concrete platform and ramp with handrails to east elevation. **Approved 26.11.2019**

Consultations: None undertaken

Representations: N/A

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle:

There is no objection in principle to the proposal which changes a window to a door. The key considerations are the effects on the visual and residential amenities of the locality.

Visual and Residential Amenity

The 2019 planning application for the rear extension created a darker interior, therefore part of the application required a new window to be put in on the south elevation. However, following construction of the rear elevation, which is for a disabled person, it became apparent that the rear door to gain access into the garden compromised the privacy of the user of the new bedroom, and therefore the side window was changed to a door, thus maintaining privacy for the new bedroom, and allowing access to the rear section of the house through the side door.

The garden land has also been enlarged since the above, meaning that the use of the side door is to and from a private residential garden and not to public land.

The door is largely screened from view by the new fencing that will envelope the enlarged garden, and thereby will not result in any unacceptable loss of visual amenity to the street scene, or will it affect any residential amenities to neighbouring properties.

Recommendation

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

Existing & Proposed Plans South Elevation: 002/SHA/06
Received 01.02.2021

Existing & Proposed Plans East & West Elevations: 002/SHA/01
Received 01.02.2021

Existing & Proposed Plans Floorplans: 002/SHA/07
Received 01.02.2021

Block Plan 1:500 Received 19.02.2021

Existing planning permission AWDM/1690/19 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for those plans received and identified on that permission.

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

Case Officer: Eve Hearsey Date: 22.02.2021

Authorised by: Peter Barnett Date: 22 February 2021