

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage

No comments received

Environment Agency

No comments received

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: Not applicable

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

7 Planning Considerations

- 7.1 As detailed in paragraph 3.1 above, this application has been submitted under legislation which has been introduced to allow for applications for non-material changes to Planning Permissions. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Flooding issues

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the character and appearance of the area

- 7.3 The dwelling is located in a prominent seafront location with the public promenade and beach immediately to the south. Within close proximity to the site are properties of

varying designs, many of which have large windows, and/or balconies overlooking the seafront. It is therefore considered that, in this specific location, the addition of a large glazed window to the second floor of the south elevation would not result in an inappropriate design.

- 7.4 The proposal to change the approved railings on the juliet balcony to a clear glazed panel, along with the addition of a velux window to the second floor west elevation are not considered to have a detrimental impact on the character of this seafront location.

(iii) Impact upon residential amenity

- 7.5 The proposed second floor window and clear glazed unit to the juliet balcony do not project beyond the main rear building line. The separation gap between the application site and the property to the west is in excess of 15m and therefore the installation of the velux window to the west elevation would not be considered to have a negative impact on the amenity of the occupiers. Due to the open nature of the rear gardens, along with the existence of neighbouring properties with balconies, it is not considered that these alterations would result in unacceptable overlooking.

- 7.6 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy)

(iv) Flooding issues

- 7.7 The application site is located within Flood Zone 2 as shown on the Environment Agency's flood maps for rivers and seas and therefore the property has a risk of flooding. However, it is not considered that the proposed alterations to the previously approved application would create any further flood risk.

8 Conclusion

- 8.1 Overall, the proposed alterations to add a velux window to the west elevation, add a large glazed window to the second floor of the south elevation, and change the juliet balcony rails to a glazed panel, are not considered to result in a material change to the extant planning permission and the change is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00445 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Existing floor plans - 01

Existing elevations - 02
Proposed floor plans - 03
Proposed elevations - 04a
Proposed elevations - 04b
Parking plan - 05
Block plan - 06
Location plan - 07
Site plan - 08

Reason: - To ensure provision of a satisfactory development.