

OFFICERS REPORT

Application No: Y17/0002/NMC

Location: 128A Seabrook Road Hythe Kent CT21 5QN

Proposal Non-material amendment to planning application Y11/0346/SH to enable a change to the side facing window from 1.7m above floor level to 1.1m high obscure glazed window.

ASSESSMENT

Performance data:-

Date application valid: 06/01/17

Applicable 8 week target date: 03/03/17

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA) ? N

If Yes, revised 8 week target date:

Is the application being determined after 26 weeks without a PPA or a PEA? N

RECOMMENDATION

The application proposes alterations to the previously approved scheme Y11/0346/SH for an increase in height of roof to provide additional living accommodation, together with erection of a ground floor front extension a ground and first floor side extension and first floor rear extension incorporating a balcony. This application proposes to change the side facing window from a 1.7m above floor level to be changed to 1100mm high obscure glazed window.

The window would not be permanently fixed shut as it is required as an escape window, and as such would not meet permitted development and would be a material change. Therefore, this change is considered to be beyond the scope of being non-material and cannot be dealt with under this procedure. The changes proposed could not therefore be dealt with as a non-material amendment to the existing planning permission Y11/0346/SH. It is therefore recommended the application be refused.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Senior Officer

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: Louise Daniels Position: Senior Planning Officer Date: 01/02/17