Development Management - Delegated Officer Report

Application Number: AWDM/1292/18 Recommendation – Approve

Site: Development Site at 63 to 67 Brighton Road, Shoreham-By-Sea

Proposal: Non-Material Amendment to approved AWDM/1625/16 to remove the roof canopy.

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in February 2017 for a 5 storey building to provide 37sqm of A3 (restaurant/cafe)/A4 (drinking establishment)/B1 (business) use on ground floor and 14 dwellings comprising 3 studio flats, 7 x 1 bed flats and 4 x 2 bed flats on first to fourth floors, plus 7 car parking spaces and cycle parking (AWDM/1625/16).

Permission was subsequently granted via an application for a non material amendment to change the 3 x studio flats into 3 x 1 bedroom flats (AWDM/0858/18).

This application seeks permission to remove the roof canopy from the fourth floor. The applicant is concerned that the high winds they have experienced on site could cause uplift on the canopy and structural damage in the future. They do not consider that the canopy offers any practical or architectural benefit.

Relevant site history

As above

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 2, 3, 15, 18, 20, 22, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (March 2018)

Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Visual amenity

The removal of the canopy will result in a minor change which does not materially affect the external character or appearance of the building.

Residential amenity

The changes will not have a material impact on the residential amenities of the proposed flats or the character of the development overall.

Recommendation

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

Drawing Nos 1714 SK 09F, 1714 SK 14K, 1714 SK 17J, 1714 SK 18K, 1714 SK 49 received 23 August 2018

…….. existing planning permission AWDM/1625/16 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing No 2050-00-DR-0601 Rev P10, 2050-00-DR-0102 Rev P02, 2050-00-DR-0401 Rev P10, 2050-00-DR-0602 Rev P01 received 17 November 2016

Case Officer: Peter Barnett Date: 5 September 2018

Authorised by: Gary Peck Date: 5 September 2018