Development Management - Delegated Officer Report

Application Number: AWDM/0478/18 Recommendation – Approve

Site: Former Beggers Roost, West Beach, Shoreham-By-Sea

Proposal: Non-Material Amendment to two detached dwellings permitted under AWDM/1328/14 for revisions to materials and fenestration.

Date of site visit: 17 May 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in April 2015 for a pair of detached 3 storey dwellings (AWDM/1328/14).

This application seeks non material amendments to this permission consisting of the following:

- removal of flint chimney on both dwellings and replacement with a flue
- removal of rooflights on 'inner' elevation of both dwellings
- removal of two rooflights from 'outer' elevation of both dwellings and enlargement of two other rooflights on 'outer' elevation
- removal of second floor window and repositioning of ground floor window to 'inner' elevation of both dwellings
- omission of concrete wall projection from ground floor at front
- changes to fenestration on front elevations including sliding doors at first and second floor levels

There are also changes to external materials comprising:

- Replacement of flint wall on ground floor with concrete wall
- Replacement of slate roof tiles with powder coated metal clad roof

Relevant site history

AWDM/1328/14 – Demolition of bungalow and construction of 2 no. 3 storey, 4-bedroom detached dwellings with front balconies on 1st and 2nd floors - approved

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 2012)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Visual amenity

The changes do not harm the character or appearance of the dwellings. Construction is well under way and the metal roof is on. It is considered that, while of a different profile to a slate roof, it complements the contemporary appearance of the buildings and is acceptable. The other changes are considered to be relatively minor and will not cause visual harm.

Residential amenity

The changes will not have a material impact on the residential amenities of neighbouring dwellings.

Recommendation

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

Proposed Elevations (N&S) and Proposed Elevations (E&W) received 8 May 2018

…….. existing planning permission AWDM/1328/14 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 0280-PA- 110 and 0280-PA-111 received 12 November 2014

Case Officer: Peter Barnett Date: 4 June 2018

Authorised by: Gary Peck Date: 4 June 2018