Expiry Date – 24/3

Development Control – Delegated Officer Report

Application Number: AWDM/0151/20 Recommendation – Approve

Site: **Former 156 Brighton Road, Lancing**

Proposal: **Approval of Details Reserved by Condition 8 (noise assessment) and revised details of window colour (condition 3) of Application No. AWDM/1921/17.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 3.3.20

Site and Surroundings

This application relates to a site on the south side of Brighton Road. Planning permission was granted in May 2018 for the redevelopment of the site to provide 2 no. semi-detached 4 bedroom, 3-storey properties including associated landscaping and garaging. Works have commenced on site and the development is at first floor cill level.

Proposal

Permission is sought to discharge condition 8, noise, of the permission and to revise details of the colour of the proposed windows under condition 3.

Relevant Planning History

AWDM/1694/19 - Application to Vary Condition 1 (approved plans) of previously approved AWDM/1921/17. Amendment: Correct annotation of first and second floor levels Application to Vary Condition 1 (approved plans) of previously approved AWDM/1921/17. Amendment: Correct annotation of first and second floor levels. Granted 3.12.19

AWDM/0238/19 - Approval of Details Reserved by Conditions 03 (Schedule of materials), 04 (Details of hard and soft landscaping), 05 (Details of boundary treatments), 09 (Construction/Demolition plan) and 14 (Garage door opening mechanism) of Application number AWDM/1921/17. Granted 19.3.19

AWDM/1921/17 - Redevelopment of the site to provide 2 no. semi-detached 4 bedroom, 3-storey properties including associated landscaping and garaging. Granted 1.5.18

Consultations

Health: Details acceptable.

Representations

None undertaken.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15 and 34

Planning Assessment

Principle

The principle of development has been agreed in the previous application to approve these houses.

Future Living conditions

Environmental Health has confirmed the noise attenuation measures outlined in the submitted reports are acceptable.

Appearance

The change from brown coloured windows to anthracite grey is acceptable. Brighton Road has a wide variety of window colours including grey. Grey will not be out of keeping and will blend better with the brick used.

Recommendation APPROVE

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 6.3.2020
Authorised and signed by:	PB	Date: 6/3/20