Development Management - Delegated Officer Report

Application Number: AWDM/0498/20 Recommendation – Approve

Site: 206A Brighton Road, Lancing

Proposal: Non-material amendment to approved AWDM/1082/17 for part retrospective solar panels on the roof, roof light, raised decking, amendment to windows and additional windows to south and west elevations

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted in 2017 for the demolition of the existing dwelling and construction of a replacement three storey (from the front) 3 bed dwelling with integral garage. It would be flat roofed and contemporary in design with large amounts of glazing and a mix of brickwork, render and timber cladding. The building would be 8.3m high at the front. At the rear it would have a 2 storey appearance and would be built on the same line as the existing building, but with an oversailing first floor which includes a small balcony.

Construction has commenced and is well under way. This application seeks permission for several amendments to the design, some of them retrospective. The amendments are:

- The addition of 20 solar panels on the flat roof – these are to be angled and raised above the roof level and will be visible above the parapet
- New roof light on top of flat roof
- Raised decking at rear within permitted development tolerance
- Additional window on west side at ground floor and larger window added to 2nd floor on same elevation to serve shower room and bathroom respectively. Additional and enlarged windows to 1st floor (ground floor at rear) on south elevation serving WC and living room

Relevant site history

AWDM/1082/17 - Demolition of existing dwelling and erection of new 3-storey three-bedroom townhouse with integral garage on ground floor.

Consultations

None

Representations

None

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework

Planning Assessment

The amendments are all relatively minor and will not have a material impact on the overall form and appearance of the dwelling. The solar panels will be visible but not unduly so. Such features are increasingly common on domestic properties and will not appear out of place.

The other amendments are not significant and will not cause harm to the visual or residential amenities of the locality.

Recommendation

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

Drawing No. 3.02 received 24 March 2020

…….. existing planning permission AWDM/1082/17 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. 2.02 Rev C received 8 September 2017

Case Officer: Peter Barnett Date: 15 April 2020

Authorised by: Gary Peck Date: 15 April 2020