Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1390/12

Site: **Redundant West Part, Southlands Hospital, Upper Shoreham Road, Shoreham-By-Sea, West Sussex**

Proposal: **Application for a non-material amendment following grant of planning permission ADC/0081/11 to enable minor changes to elevations of East Lodge**

Date of site visit: N/A

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

The application relates to the former Southlands Hospital site which is currently being redeveloped for residential purposes under planning permission ADC/0287/09, which was subsequently amended under reference ADC/0081/11. Part of the development includes the conversion and extension of the Lodge buildings which front Upper Shoreham Road and which sit within the Southlands Conservation Area.

This application seeks approval for non material amendments relating to the windows and doors on the East Lodge building. As approved, the Lodge frontage is retained with a new extension built at the rear (facing into the site). The amendments relate to an increase in window heights on the southern and eastern elevations and the addition of an additional panel of glazing above the already-glazed doors on the southern elevation.

The applicant has justified the amendments as assisting in giving more appropriate proportions, reflecting the scale of the building and the more vertical of the window and door openings on the northern (road side) elevation.

Relevant site history

As above

Consultations

Conservation Advisory Group: No comment due to misleading drawings

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AG3, AB3-6, AB23, AB25-27, AB30, AH2, DPAH3, AH3, AH5, ACS5 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No. 2 'Space Around New Dwellings and Flats' and Development Control Standard No.4 'Flat Conversions'
Revised West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003 and ADC 2004)
The Provision of Service Infrastructure Related to New Development in West Sussex – Part 1 (WSCC 1999)
Southlands Hospital Site Development Brief (ADC 2000)
Southlands Conservation Area Character Appraisal and Management Strategy (ADC 2008)
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The proposed amendments are minor alterations which do not have a harmful impact on the appearance of the property. The amendments are for the most part on the new build element and respect the character of the original Lodge building.

Residential amenity

The proposed amendments are minor alterations which do not have a harmful impact on 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:-

Drawing no. W206 Revision E (East Lodge Elevations) received 7 November 2012

…….. existing planning permission ADC/0081/11 still stands and that the conditions imposed upon it continue to apply to the development except that the above plan can be substituted for Drawing no. 177P Revision A received 28 October 2009

Is recommendation contrary to letter(s) of representation? N

Case Officer: Peter Barnett Date: 4 December 2012

Authorised by: Gary Peck Date: 4 December 2012