Development Management - Delegated Officer Report

Application Number: AWDM/1004/23 Recommendation – Approve

Site: 22 Lyndhurst Road, Worthing

Proposal: Application for Non-Material Amendment Application: Proposed minor amendments including the removal of the plant screening at the development permitted under ref: AWDM/0130/21

Last visited: 09.02.2023

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to the development approved under reference AWDM/0130/21 for the *'Demolition of two-storey building and erection of four-storey block of 30 apartments comprising 5no. one bedroom, 24no. two bedroom and 1no. three bedroom units, provision of under croft access to car park to the rear, removal of trees and provision of associated landscaping.'* A number of conditions have been discharged in respect of the development.

The main amendment proposed is described in the supporting information accompanying the application:

Following a review of the buildings heating systems, SAP's and building methodology, the development has switched from Gas boilers to localised Joule ASHP systems. This means that the plant systems are located within the apartments with no need for external plant. Therefore, there is no longer a need for plant screen on the roof as there will be no plant located on the roof of the building. This aids in improving the buildings overall efficiency and sustainable credentials.

It is also stated that due to the height and size of the proposed building the most efficient and cost-effective means of construction is masonry frame which has resulted in the addition of structural posts to support the edge of the balconies, some realignment of the window positions as well as some internal layout changes.

Relevant site history
As above.

Consultations
None received

Representations
1 letter requesting confirmation that the tree to the front of the site is not affected. Officers have provided this clarification.

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

The removal of the necessity for a plant screen as a more efficient heating system will be installed is considered to be acceptable and will not have a material impact upon the appearance of the building.

The structural posts to support the balconies appears limited in terms of its visual impact as they will be located to the inside of the balconies. A comparison between the approved plans and those now proposed as well as a submitted visual drawing demonstrates that the changes are only minor and accordingly there is no objection to the minor amendments proposed.

Recommendation

APPROVE the non-material amendment in accordance with the application and accompanying plans

For the avoidance of doubt these plans comprise:-

PA-101- Proposed Ground Floor Plan (B) received 22 August 2023
PA-101- Proposed First Floor Plan (B) received 22 August 2023
PA-102- Proposed Second Floor Plan (B) received 22 August 2023
PA-103- Proposed Third Floor Plan (B) received 22 August 2023
PA-104- Proposed Roof Plan (B) received 22 August 2023
PA-110- Building Sections (B) received 22 August 2023
PA-200- Elevations North and East Proposed (C) received 22 August 2023
PA-201- Elevations South and West Proposed (C) received 22 August 2023

The existing planning permission AWDM/0130/21 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for

PROPOSED GROUND FLOOR PLAN DAS ADDENDUM PAGE 15 04.06.2021
PROPOSED FIRST FLOOR PLAN DAS ADDENDUM PAGE 15 04.06.2021
PROPOSED SECOND FLOOR PLAN DAS ADDENDUM PAGE 18 04.06.2021
PROPOSED THIRD FLOOR PLAN DAS ADDENDUM PAGE 19 04.06.2
PROPOSED ROOF PLAN 20006-PA-104-A 04.02.2021
BUILDING SECTIONS 20006-PA-110-A 04.02.2021
PROPOSED SOUTH AND WEST ELEVATIONS DAS ADDENDUM PAGE 14 04.06.2021
PROPOSED NORTH AND EAST ELEVATIONS DAS ADDENDUM PAGE 15 04.06.2021

Case Officer: Gary Peck Date: 29 August 2023

Authorised by: Date: