Development Management - Delegated Officer Report

Application Number: AWDM/0916/22 Recommendation – Approve

Site: Marquis Of Granby, West Street, Sompting

Proposal: Application for a Non-Material Amendment to previously approved AWDM/1478/21 (Demolition of existing structure and erection of nine dwelling within a two/two and half storey building with accommodation within the roof space consisting of 8No. 2 bed and 1 No. 3 bed apartments, with roof terraces on the second floor and associated car parking, bin and cycle store, access, landscaping and boundary treatment). Amendments sought - revision to red edge on site plan, elevation changes (6no. additional roof lights, two rainwater pipes to the front of the west wing and raising of the first floor window heads by 75mm)

Date of site visit: 27 August 2021

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

Permission was granted earlier in the year for the demolition of the former pub and construction of 9no. flats within a two / two and half storey building with accommodation within the roofspace consisting of 8no. 2 bed and 1no. 3 bed apartments (AWDM/1478/21). The pub has subsequently been demolished.

This application seeks approval for non material amendments which are:

- A revision to the red edge on the site plan
- 6 no. additional roof lights
- 2 no. rainwater pipes to the front of the west wing
- Raising of the first floor window heads by 75mm

With regard to the change to the red site area, this is not normally considered to be non material. However, in this case the change is quite small and does not substantially alter the development from that approved so it has been accepted as s96 NMA this time. The change is explained by the applicant's agent as follows:

"The application seeks to address the discrepancies raised after planning approval between the site boundary and ownership title plan. Legal investigations revealed a small unregistered strip of land that falls just outside the western boundary of the original red edge site plan. The strip of land forms part of the car park of the property as existing, which the applicant is confident is part of their demise, which will allow the delivery of the proposed landscaping in this area of the site as approved. For the sake of clarity, an

amended plan has been substituted to omit this element of the site from the approved site plan."

With regard to the elevations, it was noticed during the course of this application that there were some inconsistencies on the approved plans. The approved roof plan & second floor plan showed one roof light on the north side and two on the south side, but these were not shown on the side elevations.

Consequently, the NMA application has been amended to refer to 6 additional rooflights, one on the rear, three on the SW side and two on the NE side.

Relevant site history

As above

Consultations

None

Representations

N/A

Relevant Planning Policies

Adur Local Plan 2017 Policies 2, 3, 10, 13, 14, 15, 17, 18, 19, 20, 22, 28, 33, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
Sompting Conservation Area Report (ADC 1992)
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

The change to the site plan does not affect the layout or scale of the development. The approved parking layout is unaffected and only a small strip of landscaping is removed on the western boundary. Landscaping to the front (south) is unaffected.

The elevation changes are relatively minor and will not materially change the character or appearance of the building or impact upon neighbouring occupiers. The rooflights serve bathrooms, a stairwell and living rooms. The living room rooflights are towards the front of the building and will not cause overlooking. They all have a cill level 1.7m above floor level. No harm to residential amenity will occur as a result of these amendments.

Recommendation

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

Drawing Nos PL-05 Rev P6, PL-17B, PL-18B, PL-19A received 16 June 2022 and PL-22A received 20 June 2022

…….. existing planning permission AWDM/1478/21 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Nos PL-05 Rev P3 and PL-06 Rev P4 (second floor plan only) received 10/2/22 and PL-07 Rev P6 received 21/3/22

Case Officer: Peter Barnett Date: 20 June 2022

Authorised by: Gary Peck Date: 20 June 2022