Development Management – Delegated Officer Report

Application Number: AWDM/1173/23 Recommendation: Approve

Site: The Mannings, Surrey Street, Shoreham

Proposal: Approval of Details Reserved by Conditions 3 (materials, detailing and obscure glazing) and 18 (aerials) of AWDM/1281/19.

Condition 3 requires:

03. **Materials, Detailing and Obscure Glazing**

With the exception of any demolition works or works below ground level, no development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out and permanently maintained in full accordance with details thereby approved:

a) details and samples of the materials to be used on all external faces of the building including colours and finishes;

b) details, including 1:20 drawings and profiles of external doors; windows doors and frames; roof intersections, soffits, parapets & cappings; and external hand-rails;

c) details, including 1:20 drawings and profiles of balustrades and balcony screens, (which shall be at least 1.25m in height above the balcony floors) and balcony soffits; balcony screens on the south elevation shall also be designed of such material and type as to minimise risk of overlooking of neighbours to the south;

d) details of obscure glazing (equivalent to Pilkington level 4 obscuration) to the three corridor/landing and staircase windows at the fifth floor on the south elevation, which shall also be fixed and unopenable up to at least 1.7m above internal floor level;

e) external utility cabinets, their location, size, design, materials, colours and finish and any associated ducting.

This condition shall apply notwithstanding any information contained in the current application

Reason: *In the interests of visual amenity, the character of the setting of the Shoreham conservation area, the setting of listed buildings and to safeguard neighbouring amenities and privacy in accordance with policies 15 & 17 of the Adur Local Plan 2017.*

Planning History:

AWDM/1281/19: Demolition of existing building and structures and construction of building ranging in height from three to six storeys providing 74 residential units comprising 28no. 1 bedroom, 40no. 2 bedroom and 6 no. three bedroom units, including 27 car parking spaces 3 of which are wheelchair accessible, 86 cycle parking spaces, amenity space, soft and hard landscaping and associated ancillary facilities. **Approved 15th October 2021**

Consultations: None

Relevant Planning Policies:

Adopted Adur Local Plan, 2017
National Planning Policy Framework (CLG 2021)
Planning Practice Guidance (CLG)

Planning Assessment

The application comprises a schedule of materials, amended since submission to include appropriate mix of main bricks as agreed following discussion of a range of alternatives with the applicant. The Hastings Blend and Culford Mixture use have been identified using sample panels constructed on site and provided to the Council, which tend to appear more consistent in tone and generally lighter in shade than in the revised schedule (REV PO5). These complement the pale grey aluminium windows and existing building in the vicinity, notably Caxton House to the north and is considered to fit with the wider palette of the nearby conservation area and listed buildings in New Road.

Feature glazed bricks in blue and green are shown for the entrances with the light grey angular porches. Large scale drawings including window profiles, intersections of roofs, paraperts and balcony edges tend to be engineering drawings, but they variously illustrate that window profiles are reasonably slender and recessed from brickwork faces;; balcony and parapet edges are square-finished or dressed-over by cappings, which gives a finessed appearance. Balustrades are evenly- mounted onto balcony fronts and balcony and undersides are flush and painted, to ensure a finished appearance when seen from sides and below.

Obscure glazing for certain of the southern-elevation windows is Pilkington 4, as required by planning condition and metal perforated screens, whilst different in detailed pattern provide visual filtering as required in the condition and indicated in the approved plans.

The external gas cabinet is concealed within the car parking area and wall mounted Air Source Heat Pumps on the plant Room Wall also face into the car park, where visual impacts, including the short runs of cabling, are limited. Condition 15 controls noise and vibration, for which a separate discharge application f (AWDM/2220/21) has been submitted.

Roof mounted aerials are shown, with a 800mm dish and three other antenna-type, behind the parapet. These are variously mounted either beside the lift over-run or

free standing away from the roof edge up to a maximum 1.5m above roof level. This is concerned to minimise their impact and visual clutter.

Recommendation: Approve

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

Case Officer: Stephen Cantwell Date: 23/06/2023

Authorised by: James Appleton Date: 28/06/23