Development Management - Delegated Officer Report

Application Number: AWDM/0858/18 Recommendation – Approve

Site: Development Site At 63 To 67 Brighton Road, Shoreham-By-Sea

Proposal: Non-Material Amendment to Approved AWDM/1625/16 to create a private bedroom to studio flats at first, second and third floor.

Date of site visit: N/A

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in February 2017 for a 5 storey building to provide 37sqm of A3 (restaurant/cafe)/A4 (drinking establishment)/B1 (business) use on ground floor and 14 dwellings comprising 3 studio flats, 7 x 1 bed flats and 4 x 2 bed flats on first to fourth floors, plus 7 car parking spaces and cycle parking.

This application seeks a non material amendment to this permission consisting of the following:

- Change the 3 x studio flats into 3 x 1 bedroom flats

Relevant site history

As above

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 2, 3, 15, 18, 20, 22, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
National Planning Policy Framework (March 2012)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

Visual amenity

The changes do not alter the external character or appearance of the building.

Residential amenity

The changes will not have a material impact on the residential amenities of the proposed flats or the character of the development overall. The change involves installing an internal wall to make the bedroom separate from the living area in the three studio flats, changing them to 1 bed flats. The resulting floor area complies with the National Housing Standards.

Recommendation

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

Drawing Nos 1714 SK 05K, 06G, 07G received 4 July 2018

…….. existing planning permission AWDM/1625/16 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 2050-00-DR-0101 Rev P10 received 17 November 2016

Case Officer: Peter Barnett Date: 23 July 2018

Authorised by: Gary Peck Date: 23 July 2018