Development Management - Delegated Officer Report

Application Number: AWDM/0718/17 Recommendation – Approve

Site: 9 Sandown Road, Southwick

Proposal: Non-Material Amendment for substitution of slate instead of plain clay tiles to roof of new dwelling permitted under AWDM/1726/16 (Demolition of existing buildings and subdivision of plot with new detached scout hall and separate detached house with access from Sandown Road)

Date of site visit: 25 November 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to the 1st Southwick Scout Group meeting hall, a single-storey pitch-roofed building located on the inside of a double bend where Sandown Road meets Phoenix Way. Permission has been granted to demolish the existing scout hall and associated pre-fabricated garage/store and to construct a new, smaller hall. In order to fund the rebuilding, a new three-bedroom dwelling has also been approved, to be constructed on the northern part of the site. The approved plans showed the use of clay tiles for the roof. This application seeks permission to use slates instead.

Relevant site history

ADC/0223/09 - Demolition of existing buildings and subdivision of plot with erection of a new detached Scout Hall and a separate detached house with off-road parking, and associated alterations to access, landscaping, etc (Outline with all details reserved)

ADC/0367/10 - Application for approval of reserved matters following outline approval ADC/0233/09 for redevelopment of site to provide new scout hall and one 2-bedroom dwelling

AWDM/0006/13 - Application to replace extant planning permission ADC/0367/10 for approval of reserved matters following outline approval ADC/0233/09 for redevelopment of the site to provide new scout hall and one 2-bedroom dwelling

AWDM/1726/16 - Demolition of existing buildings and subdivision of plot with new detached scout hall and separate detached house with access from Sandown Road

Consultations

None

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993–2006 (ADC 1996) (saved policies): AG1, AH2, ACS5 and Development Control Standard No.2 'Space Around New Dwellings and Flats'
Submission Adur Local Plan 2016 Policies 15, 21, 34
National Planning Policy Framework (CLG 2012)

Planning Assessment

The proposed use of slate rather than tiles will not harm the visual amenities of the locality. While tiles are the predominant roof material in the area, there is a relatively new dwelling opposite the site which has a slate roof.

Recommendation

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

Roof slate details received 17 May 2017

…….. existing planning permission AWDM/1726/16 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. 04 Rev B received 21 November 2016 in so far as it refers to use of plain clay tiles for the roofing materials.

Case Officer: Peter Barnett Date: 30 May 2017

Authorised by: Gary Peck Date: 30 May 2017