Development Management - Delegated Officer Report

Application Number: AWDM/0163/16 Recommendation – Approve

Site: 6 High Street, Shoreham-By-Sea

Proposal: Variation of Condition 2 of AWDM/1127/14 (4 flats) for amendment to design of external access staircase

Date of site visit: 15 February 2016

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission was granted in January 2015 for the provision of 4no. studio flats within a new mansard roof at 2nd floor level and associated works to 1st floor plus replacement enclosed access staircase (AWDM/1127/14). This application seeks to amend the design of the external staircase at the rear of the building. The new design involves turning the flight of stairs at half landing level to prevent the staircase from interfering with access to a rear access door to the ground floor shop.

The design also reverts to the staircase being a separate structure rather than be incorporated into the development by supporting the 2nd floor structure as approved. There is therefore a reduction in the size of the 2nd floor extension as a result.

The staircase will be constructed of rendered masonry with concrete treads. The first flight to the half landing will be open. The upper flight will have a grey GRP roof with a lead appearance supported on timber posts with open sides. A bin store is to be provided under stairs.

Relevant site history

NOTICE/0004/14 – Application for permitted development for prior approval for change of use of offices on first floor of Nos.6-8 High Street to 4 residential units – approved

AWDM/1127/14 – as described above

Consultations

None

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH2, AB4 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.2 'Space Around New Dwellings and Flats' National Planning Policy Framework (March 2012)

Planning Assessment

Visual amenity

The new design of the staircase represents a significant improvement over the existing enclosed structure. It has a simple, open-sided design resulting in a less bulky and lighter appearance. It is located at the rear of the building and will not be visible from public views in the Conservation Area.

Residential amenity

The amended design will not result in harm to residential amenity.

Accessibility and parking

No parking is to be provided on site due to the lack of space available in this town centre site. The staircase will not therefore affect parking and access at the development.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans
3. No additional side windows
4. Acoustic protection as previously approved
5. Materials

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 17 March 2016

Authorised by: Gary Peck Date: 17 March 2016