Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0705/14

Site: **136 Upper Shoreham Road, Shoreham-By-Sea**

Proposal: **Application for non-material amendments to planning permission AWDM/1483/12. Amendment: Flat-roof canopies to replace Georgian style canopies; brick wall and fence to replace brick wall and railing to plot 11; pavement surfacing from asphalt to slab; tile hanging to dormer cheeks to replace render.**

Date of site visit: 3 June

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This proposal is for a non-material minor amendment and seeks:

- Flat-roof canopies to replace Georgian style canopies
- brick wall and fence to replace brick wall and railing to plot 11
- pavement surfacing from asphalt to slab
- tile hanging to dormer cheeks to replace render.

The site is in the process of being developed with the rear and side rows of dwellings largely complete. The front row of dwellings appears to have just commenced construction.

Relevant site history

Demolition of existing canopy, office and outbuildings and construction of 16 dwellings (7 no. two-bed houses and 9 no. three-bed houses) and associated works granted permission in June 2013 (AWDM/1483/12)

Application for a non-material amendment to planning permission AWDM/1483/12. Amendment - two and three bedroomed houses to have additional study/bedroom in roof and associated works – approved (AWDM/0757/13)

Consultations

None undertaken

Representations

None received

Relevant Planning Policies

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):

Planning Assessment

Principle

The principle of development has been established by the previous permission

Visual amenity

The change to the canopies would have little material impact. It could be argued that the changes to plots 12 and 16 would have the most beneficial impact as the provision if flat roofed canopies would provide a greater horizontal consistency across the group of buildings whereas before the pitched porch roofs came quite close to the Juliet balconies above.

In respect of the brick and wall fence replacement to plot 11, this is a rear plot tucked back from public view but does have an access road to the bungalows that are located behind the site beside it. In that respect, it is understandable that a slightly more robust fence is provided.

The change to the pavement surfacing should result in an improved visual appearance to the site as should the tile hanging to the dormer cheeks which will provide a balance to the rendering the side plots.

Residential amenity

The proposed changes are minor and will not impact upon residential amenity

Accessibility and parking

The proposed change to the surfacing does not materially impact upon the access and parking to the site.

Recommendation

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

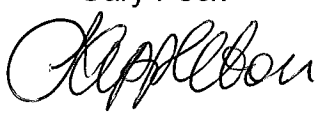
Drawing No. 042-11-160 received 27 May 2014
Drawing No. 042-11-145 rev B received 27 May 2014

Please note that the existing planning permission AWDM/1483/12 still stands and that the conditions imposed upon it continue to apply to the development except that the plans can be substituted for Drawing Nos:

Drawing No. 042-11-45 rev dated 30 November 2012
Drawing No. 042-11-46 rev dated 30 November 2012
Drawing No. 042-11-47 rev dated 30 November 2012

Is recommendation contrary to letter(s) of representation?

Case Officer: Gary Peck Date: 27 June 2014

Authorised by:  Date: 27th June 2014