Development Management – Delegated Officer Report

Application Number: AWDM/1000/22 Recommendation: Approve

Site: Development Site At 85 To 89 Brighton Road Lancing

Proposal: Non Material amendment to approved AWDM/1217/20 for:
1. Removal of cycle canopy at the front of the building, with cycle shelter added within the residents garden.
2. Reduced basement with two light-wells removed
3. External door added in place of window
4. New external door to relocated platform lift
5. External door added to rear stair
6. Changes to windows on front elevation

Date of Site Visit: Visited previously

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Permission was granted in 2021 for the demolition of the Mount Hermon care home and associated buildings at 85-87 Brighton Road along with the dwelling at 89 Brighton Road and the erection of a new three storey plus basement (C2 use) care home, associated parking and residents gardens (AWDM/1217/20).

This application seeks approval for several non material amendments which are:

1. Canopy over cycle hoops removed, with additional cycle shelter located in residents garden
2. Reduced basement with two light-wells removed
3. External door added in place of window
4. New external door to relocated platform lift
5. Additional external door to rear stair
6. Double louvred door reduced to single
7. Reduced glazing to service door

In detail:

1. An additional cycle shelter is shown in the rear garden adjacent to the outbuildings of the Beach Green Hotel to provide further covered cycle storage, while maintaining the cycle hoops next to the main entrance.

2. The footprint of the basement has been reduced, resulting in the removal of two of the light-wells.
3. The reduced basement has led to the introduction of a new stair, with direct external access/exit; replacing a full height window at the front adjacent to the main entrance with a door
4. The external platform lift has now been relocated within the building, with a new external access door provided on the west elevation. This has also increased the width of the surrounding brick pier, allowing for a larger window to the floor above.
5. A direct escape door from the basement stair is provided with an additional external door on the rear elevation. This has resulted in reconfiguration of bedrooms on ground, first and second floors. A room lost on each floor on the north side to accommodate the stairwell has been replaced with a bedroom on each floor on the south side where a stairwell has been removed. This results in the provision of larger windows on the front elevation at this point.
6. With the platform lift now relocated and no requirement for bins to enter the light well, the doubled louvred door has been reduced in size on the rear elevation to a single door.
7. With the service door on the front elevation being used for larger deliveries and service supplies, the lower section of glazing has been removed to better resist possible impacts.

Planning History:

AWDM/1217/20 - Demolition of the existing care home and associated buildings at 85-87 Brighton Road along with the dwelling at 89 Brighton Road and the erection of a new three storey plus basement (C2 use) care home, associated parking and residents gardens.

Consultations:

West Sussex County Council: The Highways Authority has no objection. The inclusion of a cycle shelter within the residents garden and retention of cycle loops at the front of the building (albeit without a canopy) would increase the level of cycle parking provided by the development.

Representations

N/A

Relevant Planning Policies

Adur Local Plan 2017 Policies 9, 15, 18, 28, 30, 33, 34, 35, 36
Sustainable Energy SPD (August 2019)

Lancing Vision 2012
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)

Planning Assessment

Visual amenity

The changes are all relatively minor and do not materially affect the visual appearance or character of the proposed development.

Residential amenity

The changes do not result in a loss of amenity for neighbouring occupiers.

Parking and Highway Safety

The additional cycle storage increases the level of cycle parking provided at the development to the benefit of sustainable travel.

Recommendation

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

Drawing numbers 01H, 02H, 03F, 04F and 05F received 24 June 2022

…….. existing planning permission AWDM/1217/20 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 numbers 01E, 02C, 03C, 04C and 05C received 17 November 2020

Case Officer: Peter Barnett Date: 15 July 2022

Authorised by: Gary Peck Date: 18 July 2022