Development Management - Delegated Officer Report

Application Number: AWDM/1050/24 Recommendation – APPROVE

Site: Kingston Wharf, Brighton Road, Shoreham-by-Sea

Proposal: Application for a Non-Material Amendment to previously approved AWDM/0511/21 to provide facing brickwork to concrete finish walls and facing brickwork to low level planters.

Date of site visit: No material change in circumstances since the consideration of previous applications

Neighbours checked: N/A

Additional neighbour notifications: N

Proposal, Site and Surroundings:

The application seeks a non-material amendment to a previous application where permission was granted for 'Mixed-use redevelopment comprised of three blocks of residential dwellings (4 to 8 storeys) and mixed-use business centre (office, storage and café uses) – incorporating riverside walk, landscaping and ancillary car and cycle parking.'

This NMA seeks to provide a face brick to sections of the build to what was previously approved.

Relevant History:

AWDM/0511/21

Application to vary condition 1 of previously approved AWDM/0204/20. Amendments to approved plans including reduction of building heights and raising of basement to mitigate risk of flooding, provision of steps from podium gardens to Riverside Walk, alterations to windows detailing, alterations to basement car parking layout and alterations to internal building cores to meet fire strategy compliance.
Mixed-use redevelopment comprised of three blocks of residential dwellings (4 to 8 storeys) and mixed-use business centre (office, storage and café uses) – incorporating Riverside Walk, landscaping and ancillary car and cycle parking.
Approved 27.10.2021

AWDM/0204/20

Mixed-use redevelopment comprised of three blocks of residential dwellings (4 to 8 storeys) and mixed-use business centre (office, storage and café uses) – incorporating riverside walk, landscaping and ancillary car and cycle parking.
Approved 28.01.2021

AWDM/0114/23

Non Material Amendment to approved application 0511/21 for proposed changes to substations including raised substations, planting proposals and proposed railings.
Approved 06.04.2023

Consultations: None undertaken

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15

Planning Assessment

Principle:

The proposed alteration is considered to be minor in that it seeks to amend the finished facing of sections of the apartment blocks with brick in lieu of the concrete finishing on the 3no. Blocks together with change of materials to the planters.

The bricks proposed for Podium A, B & C are Dark Grey Brick – Brockleys Sterling Grey;

The bricks for the Easistore building will be Red Brick – Ibstock Hardwicke Welbeck Red Mixture;

The chosen new bricks are proposed to contract with the red brickwork of the adjacent apartment Block A. The elevations . The elevations in question are public facing and thereby will provide a softer, more attractive finish.

The other change of materials will be to the previously approve concrete finish on the low level landscape planters with a contemporary brickwork colour being a Light Grey Brick – Brockleys Windermere Grey. This will be on planters Blocks A and B

The proposal is therefore considered acceptable.

Recommendation:

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

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: Eve Hearsey Date: 11.09.2024

Authorised by: Stephen Cantwell Date: 13.09.2024