Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1033/13

Site: **5 - 7 South Street, Lancing, West Sussex, BN15 8AE**

Proposal: **Application for a non-material amendment to planning permission AWDM/0129/13 to amend the position of bin store, creation of additional storage**

Date of site visit: 14 February 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property sits on the east side of South Street. The two storey building is vacant but was formerly in use as offices. There is a first floor extension at the rear which is supported on brick piers with parking for 2 cars under.

Planning permission was granted earlier in the year for the conversion of the first floor into two self contained flats with a separate entrance on the north side (formed from a new doorway) (AWDM/0129/13). A vehicular access runs along the north side of the building, serving the existing parking spaces and neighbouring properties. A ground floor extension of 11sqm was proposed at the rear, under the first floor extension, to provide toilets and rest room for the retained commercial floorspace. Part of the existing ground floor would be lost to the new side entrance, staircase and bin store (also to be accessed from the north side on the approved plans).

Two parking spaces will be retained, plus two bicycle stands will be provided. The extension will result in the loss of four parking spaces.

This application seeks approval for a non-material amendment to the approval comprising the relocation of the bin store to the rear of the building under a roof overhang (where the existing bins are stored). Also proposed is the provision of additional storage space within the building where the bin store was previously proposed to be sited. The windows in the building are to be replaced with new UPVC double glazed windows plus escape windows to each habitable room.

Relevant site history

AWDM/0129/13 as described above

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH9 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No. 2 ‘Space Around New Dwellings and Flats’ and No. 4 ‘Flat Conversions’.
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity

The amendments are minor in nature and will have little impact on the character and appearance of the building.

Residential amenity

The amendments will not harm the amenities of neighbouring occupiers.

Access and Parking

Parking arrangements are unchanged.

Recommendation

APPROVE the non-material amendment in accordance with the application.

……existing planning permission AWDM/0129/13 still stands and that the conditions imposed upon it continue to apply to the development except that Drawing Nos. 265.12.03A and 265.12.04A received 4 March 2013 can be substituted for Drawing Nos. 265.12.03C and 265.12.04C received 23 August 2013

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

Case Officer: Peter Barnett Date: 10 September 2013

Authorised by: Gary Peck Date: 10 September 2013