Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0623/14

Site: **The Shoreham Centre, Pond Road, Shoreham-By-Sea**

Proposal: **Application for a non-material amendment following grant of AWDM/1016/13. Amendments: minor amendments to elevations and internal layout**

Date of site visit: 3 June

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This proposal seeks non material minor amendments to the permission granted under reference AWDM/1016/13 for the redevelopment of the Shoreham Centre.

The amendments essentially comprise internal alterations following consultation with stakeholder groups and some external changes including:

East elevation:

- new WC vent extracts
- amended curtain walling mullion layout
- glass spandrel above main entrance to hide door gear
- automatic doors to replace sliding doors

West elevation:

- north fire escape stair enlarged for Building Regulations
- high level brickwork changed to plain clay tile

North elevation

- projecting surround to curtain walling removed
- rainwater downpipe repositioned
- plant room door altered from double to single
- revised fenestration for relocated toilets

South elevation

- new glazed opening light to serve new office

Relevant site history

AWDM/1016/13: Extension of the Shoreham Centre to provide 1230sqm of new build accommodation on two floors, including a new entrance foyer, offices, meeting spaces, council chamber and function room to provide replacement Adur District Council offices/civic presence. The proposal will include the removal of the existing temporary CAB office, partial demolition of the existing foyer/main entrance and the removal of a number of existing trees. The cafe and kitchen area in the existing building will be refurbished, new toilet facilities provided at first floor and new accessible toilet and baby changing facilities provided on ground floor – permission granted in November 2013

Consultations

None

Representations

None

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) AG1, AB4, AB7, AB9, AB17 & AB19

National Planning Policy Framework 2012

Planning Practice Guidance (CLG 2014)

Planning Assessment

Visual amenity

The proposed changes are considered minor and have largely arisen as a result of changes to the internal layout following discussions with the future users of the building. This has meant that some external features have needed to be repositioned or redesigned. There are also some alterations as a result of the need to comply with Building Regulations.

The proposed changes were discussed with officers prior to the submission of the non material amendment submission and are considered to be acceptable.

A proposed alteration to remove the previously proposed clock tower on the eastern elevation is the subject of a separate planning application.

Recommendation

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

Proposed Ground Floor Plan drawing no 102 rev B received 15 May 2014
Proposed First Floor Plan drawing no 103 rev B received 15 May 2014
Approved and revised East elevations drawing no 201 rev A received 15 May 2014
Approved and revised West elevations drawing no 202 rev A received 15 May 2014
Approved and revised North elevations drawing no 203 rev A received 15 May 2014
Approved and revised South elevations drawing no 204 rev A received 15 May 2014

Existing Planning Permission AWDM/1016/13 still stands and the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for drawing numbers 102A, 103A, 104A & 105A

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

Case Officer: Gary Peck Date: 12 June 2014

Authorised by: Date: 17th June 2014