Development Management – Delegated Officer Report

Application Number: AWDM/0287/25 Recommendation: APPROVE MINOR AMENDMENT

Site: Focus House, 20 Ham Road, Shoreham-by-Sea

Proposal: Non Material amendment to approved AWDM/1282/17 for recladding / repair works to brick slip faced walls to closely match approved, existing building.

Date of Site Visit: 28 January

Neighbours Checked: N/A

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks a non material amendment to reclad and/or repair the brick slip faced walls on the existing building.

The supporting information submitted with the application states that investigations have found that the installed brick slip wall cladding system has suffered from penetrating water ingress in recent years, resulting in the staining to interior finishes and saturation of the wall insulation. It will therefore be necessary for the brick cladding elements to be replaced with an alternative brick slip faced, drained and ventilated cladding system, comprising a separating air space between the cladding and insulation sub-straight. It is understood that during this exercise the interfaces with windows can also be properly reviewed and renewed to ensure no further ingress issues arise.

A preliminary site meeting has been held which demonstrated that the proposed replacement slips and jointing mortar can be matched as closely as possible to the existing, approved colour. A textured slip in a variety of grey shades to closely match the current blend can be used.

The application site comprises an office building on the north side of Ham Road with the railway line beyond.

Planning History:

AWDM/1282/17: Erection of four storey office development (Use Class B1) with associated car parking and landscaping - approved

Consultations:

None undertaken

Representations

No comments received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

National Planning Policy Framework (December 2024)

Planning Assessment

The main issue is the impact upon the visual character of the area.

A preliminary site visit has revealed the necessity to replace the brick slips due to water ingress and therefore there can be no objection to the proposal in principle. The textured brick slips which can be used as a replacement are not considered to have a material impact upon the visual appearance of the building. A material change in the circumstances of the surrounding area is that while the building was reasonably prominent when it was first constructed, development within the surrounding area currently being undertaken means that the building is now seen within the context a far more densely populated area than was previously the case.

Accordingly, it is considered that the necessary alterations to the building are acceptable.

Recommendation

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

Site Location Plan ZZ-ZZ-DR-A-1110 P01 received 5 March 2025
Ground Floor Plan ZZ-00-DR-A-4200 P01 received 5 March 2025
First Floor Plan ZZ-01-DR-A-4201 P01 received 5 March 2025
Second Floor Plan ZZ-02-DR-A-4202 P01 received 5 March 2025
Third Floor Plan ZZ-03-DR-A-4203 P01 received 5 March 2025
Supporting Document XX-XX-RP-A-0500 P01 received 5 March 2025
North and South Elevations ZZ-ZZ-DR-A-4300 P01 received 5 March 2025
East and West Elevations ZZ-ZZ-DR-A-4301 P01 received 5 March 2025

Roof Plan ZZ-04-DR-A-4204 P01 received 5 March 2025

These supersede:

TYPICAL WINDOW REVEALS Drg No W411 10.11.2017
PROPOSED SITE PLAN Drg No 11002 Rev A 22.08.2017
SITE BLOCK PLAN Drg No 11009 Rev A 22.08.2017
SITE LOCATION PLAN Ham Road Car Park 22.08.2017
GROUND FLOOR PLAN Drg No 11003 Rev A 22.08.2017
FIRST FLOOR PLAN Drg No 11004 Rev A 22.08.2017
SECOND FLOOR PLAN Drg No 11005 Rev A 22.08.2017
THIRD FLOOR PLAN Drg No 11006 Rev A 22.08.2017
ROOF PLAN Drg No 11007 Rev A 22.08.2017
SECTIONS -SHEET 1 Drg No 12001 Rev A 22.08.2017
SECTIONS -SHEET 2 Drg No 12002 Rev A 22.08.2017
NORTH AND SOUTH ELEVATIONS Drg No 13001 Rev A 22.08.2017
WEST AND EAST ELEVATIONS Drg No 13002 Rev A 22.08.2017
PLANTING STRATEGY Drg No 1001 Rev P04 22.08.2017
PLANTING PLAN Drg No 3001 Rev P03 22.08.2017
PLANTING IMAGES Drg No 3002 Rev P01 22.08.2017

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

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: Gary Peck Date: 9 April 2025

Authorised by: Stephen Cantwell Date: 09/04/2025