Expiry Date – 26/12/19

Development Control – Delegated Officer Report

Application Number: AWDM/1694/19 Recommendation – Grant

Site: Former 156 Brighton Road, Lancing

Proposal: Application to Vary Condition 1 (approved plans) of previously approved AWDM/1921/17. Amendment: Correct annotation of first and second floor levels

Date of site visit: 28.11

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

On 1st May 2018 planning permission was granted for the redevelopment of the site to provide 2 no. semi-detached 4 bedroom, 3-storey properties including associated landscaping and garaging under AWDM/1921/17.

In March 2019 conditions were discharged in line with the original consent.

AWDM/0238/19 - Approval of Details Reserved by Conditions 03 (Schedule of materials), 04 (Details of hard and soft landscaping), 05 (Details of boundary treatments), 09 (Construction/Demolition plan) and 14 (Garage door opening mechanism) of Application number AWDM/1921/17.

Works have commenced. Footings and the base slab were seen on site.

'An error has been noted on drawing 1770.06 whereby the datums shown do not correlate correctly to the sections and elevations. This non-material amendment seeks to rectify this error by superseding drawing 1770.06 with drawing 1770.06.A.

It is important to note that the proposal does not seek to increase the height of the building, all elevations and sections are correct and to scale with the adjoining properties. The application simply seeks to provide clarity as to the finished floor levels in written, datum form.

Consultations

Environment Agency:

The new plan 'Proposed section and elevations' shows finished floor levels for the first and second floors 0.025m higher than the previously approved plan (AWDM/1921/17). Therefore we have **no objection** to the variation of

condition 1.

Representations

Lancing Parish Council: No objection.

Relevant Planning Policies

Adur Local Plan 2017: Policy 36

Planning Assessment

The change is very minor and seeks to correct finished floor levels on one drawing to ensure they correspond with the section drawings. Finished floor levels for each of the first and second floors is to be raised by 0.025m
This proposal does not affect the overall height or appearance of the houses.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. The development shall be completed in accordance with the Schedule of Materials approved under the terms of planning permission AWDM/0238/19 dated 19.3.19.
4. The development shall be completed in accordance with the hard and soft landscaping scheme approved under the terms of planning permission AWDM/0238/19 dated 19.3.19.
5. The development shall be completed in accordance with the boundary treatment scheme approved under the terms of planning permission AWDM/0238/19 dated 19.3.19.
6. The development shall be completed in accordance with the construction management scheme approved under the terms of planning permission AWDM/0238/19 dated 19.3.19.
7. FRA compliance
8. Details of acoustic report required before occupation
9. The development shall be completed in accordance with the construction management scheme approved under the terms of planning permission AWDM/0238/19 dated 19.3.19.
10. Working hours
11. Vehicle access provide prior to occupation
12. Parking created before occupation
13. Garages incidental
14. The development shall be completed in accordance with the garage door scheme approved under the terms of planning permission AWDM/0238/19 dated 19.3.19.
15. Side windows obsc/1.7m
16. No new windows
17. PD removed

Informatives

1. 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.
2. SW connection
3. SW sewer crossing site
4. Vehicle crossover license

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 29.11.19

Authorised and signed by: Peter Barnett Date: 29 November 2019