Development Management – Delegated Officer Report

Application Number: AWDM/0453/24 Recommendation: Approve

Site: Lancing Beach Care Home, 85 - 89 Brighton Road, Lancing

Proposal: Non Material Amendment to approved AWDM/1217/20 for window design amended; opening added to rear window; chimney material updated; 2no. windows reduced to one and indicative area of roof plant shown

Date of Site Visit: Visited previously

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Permission was granted in 2021 for the demolition of the Mount Hermon care home and associated buildings at 85-87 Brighton Road along with the dwelling at 89 Brighton Road and the erection of a new three storey plus basement (C2 use) care home, associated parking and residents gardens (AWDM/1217/20).

This application seeks approval for several non material amendments which are:

1. window design amended;
2. opening added to rear window;
3. chimney material updated;
4. 2no. windows reduced to one; and
5. indicative area of roof plant shown

In detail:

1. The bedroom window design throughout the building has been amended from one large opening light to two equal sized opening lights
2. An opening light has been added to a rear window for roof maintenance access only.
3. The external material for the chimney and the back of the pitched roof has been amended from brick to zinc for continuity of finish
4. Two windows on the front have been combined to form a single window
5. Roof plant has been indicated on the plans

Planning History:

AWDM/1217/20 - Demolition of the existing care home and associated buildings at 85-87 Brighton Road along with the dwelling at 89 Brighton Road and the erection of a new three storey plus basement (C2 use) care home, associated parking and residents gardens.

AWDM/1000/22 - Non Material amendment to approved AWDM/1217/20 for : 1. Removal of cycle canopy at the front of the building, with cycle shelter added within the residents garden.
2. Reduced basement with two light-wells removed
3. External door added in place of window
4. New external door to relocated platform lift
5. External door added to rear stair
6. Changes to windows on front elevation

AWDM/1294/23 - Application for a Non-Material Amendment to previously approved AWDM/1217/20, as amended by AWDM/1000/22. Amendments: Adjustment of ground floor doors to full height windows, Side panel added to louvred door, Windows adjusted to flat panes with obscured glazing, Window and door colour updated to grey RAL 7015

Consultations:

None

Representations

N/A

Relevant Planning Policies

Adur Local Plan 2017 Policies 9, 15, 18, 28, 30, 33, 34, 35, 36
Sustainable Energy SPD (August 2019)
Lancing Vision 2012
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (December 2023)

Planning Assessment

Visual amenity

The changes are all relatively minor and do not materially affect the visual appearance or character of the proposed development.

Residential amenity

The changes do not result in a loss of amenity for neighbouring occupiers. The opening light at the rear is for maintenance e access only and will remain closed at all other times.

Recommendation

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

Drawing numbers 03 Rev H, 04 Rev H received 4 April 2024

…….. existing planning permission AWDM/1217/20 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing numbers 03C, 04C received 17 November 2020 subject to the following additional condition:

1.The first floor window on the rear elevation notated by the number 2 on drawing no. 827 A 03 Rev H shall at all times be obscure glazed shall only be opened to facilitate roof maintenance access. It shall remain closed at all other times.

Case Officer: Peter Barnett Date: 17 April 2024

Authorised by: Gary Peck Date: 17 April 2024