Expiry Date – 15/12

Development Control – Delegated Officer Report

Application Number: AWDM/1619/17 Recommendation – Approve

Site: **14 The Meadway, Shoreham**

Proposal: **Retrospective application for variation of condition 2 and removal of conditions 3, 4 and 5 of previously approved AWDM/1616/15. Amendments to include colour change of roof tiles and removal of chimney plus garden layout changes.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 9/11

Site and Surroundings

A pair of semi detached houses have been built on the site of a former bungalow under the general terms of planning permission reference AWDM/1616/15 dated 20.1.16. The properties are virtually complete and for sale on the open market.

Proposal

The applicant would like to vary condition 2 of the original permission (approved drawings) to allow for some design changes and changes to the overall build. These include:

i. omission of the approved chimneys
ii. the front first floor Juliet French doors are no longer recessed into the walls
iii. changes to the openings of the first floor front windows;
iv. buttresses are no longer integral but added on;
v. Changes to the site plan including: omission of a composting enclosure in each rear garden, omission of a vegetable garden patch in each rear garden, omission of an ornamental tree in each of the rear gardens; use of artificial grass, timber decking areas replaced with granite block patios in rear gardens, omission of planting to side of house, omission of rotary dryers in rear gardens.

Variation of condition 3 is also sought to allow for the use of a dark blue roof tile and not a heather coloured one as specified on the approved plans. Otherwise they are as specified and built out.

Removal of conditions 4 and 5, surface water drainage and details to be submitted of the provision of parking spaces, cycle spaces and vehicle access facilities respectively is also sought.

Relevant Planning History

1616/15 - Replace existing detached bungalow with a pair of semi-detached chalet style dwellings with two parking spaces on each frontage. Granted 20.1.16

Consultations

Council's Drainage Engineer: No objection to removal of condition 4.

Highways: **'***From a highway safety point of view I have no concerns but from an enforcement point of view you may wish to check with the Highway Steward (copied in to this email) that a VCO licence was granted.'*

Representations

1 letter of no objection.

Relevant Planning Policies and Guidance

National Planning Policy Framework (March 2012)
Saved Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH2, AH3, AH5, AH6
Supplementary Planning Guidance Development Control Standard No.2 'Space Around New Dwellings and Flats'
'Good Practice Guidance Note: Internal Space Standards for New Homes' (ADC 2010)
West Sussex 'Guidance for Parking in New Residential Developments' and 'Residential Parking Demand Calculator' (WSCC 2010)
Emerging Adur Local Plan Policies 1, 2 and 15

Planning Assessment

Principle

The principle of development has already been established with the grant of planning permission last year. This application seeks minor changes to that approval. These should be assessed in terms of their impact on the final appearance of the scheme, future occupiers living conditions, highway safety implications and ensuring a satisfactory drainage scheme for the development.

<u>Removal of conditions 4 and 5</u>

The Council's drainage engineer has confirmed that the removal of the surface water drainage condition is acceptable.

Highways have confirmed that the crossover and parking spaces constructed are safe. Whether it has been constructed under the appropriate license is not a planning matter. Secure cycle parking can be provided in each of the rear gardens.

<u>Variation of condition 3</u>

The development is complete. A brindle stock brick has been used for the lower walls and the upper floors are clad in larch. Dark grey window frames have been used, all as

identified in the original application drawings. Instead of a heather coloured interlocking roof tile a dark blue tile has been used. A bound gravel for the car parking area and block paving for the footpath has been used. All these materials are acceptable.

Variation of condition 2

i. omission of the approved chimneys
ii. the front first floor Juliet French doors are no longer recessed into the walls
iii. changes to the openings of the first flor front windows;
iv. buttresses are no longer integral but added on;
v. Changes to the site plan including: omission of a composting enclosure in each rear garden, omission of a vegetable garden patch in each rear garden, omission of an ornamental tree in each of the rear gardens; use of artificial grass, timber decking areas replaced with granite block patios in rear gardens, omission of planting to side of house, omission of rotary dryers in rear gardens.

All these changes are acceptable alterations to the appearance of the scheme and do not significantly harm its appearance in the streetscene; nor will they undermine future occupiers living conditions. The applicant has again confirmed that the juliet baskets are being made and will be fitted shortly.

Recommendation APPROVE subject to the following conditions:

1. Approved plans
2. completed in accordance with the approved plans within 6 months
3. PD removed.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No

Case Officer signed: MOK Date: 6/12/17

Authorised and signed by: PB Date: 6/12/17