NON MATERIAL AMENDMENT

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

WB/09/0800/FULL/NMA/1 – St Barnabas Hospice, Columbia Drive

DATE OF SITE VISIT: 27 August 2010

NEIGHBOURS: No further consultation judged necessary

SITE AND SURROUNDINGS: The hospice provides treatment and care to those with terminal illness and includes a day hospice, community support, family service and education department. The site is approximately 0.85 hectare on the north side of Columbia Drive. It was developed in the 1970s based on a cruciform layout and is surrounded by two storey 1970s semi detached and terraced housing.

THE APPROVAL:
Permission was granted on 15 December 2009 for the erection of 51 dwellings in a layout based on a grand entrance between two gatehouses containing twelve flats with piers forming both vehicular and pedestrian entrance points. A central manor house behind an open green would form the centrepiece and focal point of the development. This would contain seven apartments.

To the east would be a courtyard development of ten three storey townhouses with integrated entrance and garage doors into a ground floor archway set in timber. On the southern part would be flats but the remainder of the site would, generally speaking, be made up of two storey terraced housing. Parking would be mainly confined to compounds at the rear of the houses.

CURRENT PROPOSAL
There are 51 amendments being proposed to the approved scheme. The original scheme was designed to have a mixture of both private and affordable housing but the site has now been wholly acquired by Worthing Homes with all affordable housing but this requires the development to meet various housing association standards to achieve the necessary funding. As a result changes to accommodation layouts have been necessary which have resulted in some cosmetic alterations. Other design changes are included for practical and implementational reasons. A general list of the types of changes is given below but the actual detailed changes are clearly identified on the submitted plans.

1. Position and design of bin and cycle stores
2. Omission of car barns
3. Internal changes to flats layouts
4. Changes to fenestration
5. Small changes to eaves heights
6. Changes to brick design details for sills and window surrounds
7. Slight changes to chimney detailing
8. Change to railing design

RELEVANT POLICIES:
As the proposed changes are all essentially aesthetic ones the two main policies are Saved Worthing Local Plan Policy BE1 and Submission Core Strategy Policy 16.

RELEVANT CONSULTATION RESPONSES
No further consultation necessary

REPRESENTATIONS:
N/A

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if refused, would have some impact on the applicant's Rights. However, it is considered that the harm caused by the development outweighs these and that in the public interest the application should be refused. Accordingly, it is considered that the decision complies with the Human Rights Act 1998.

PLANNING ASSESSMENT:
Whilst the number of proposed amendments is large the actual effect upon the design quality and integrity of the scheme is minimal and does not dilute the detailing or appearance of the carefully conceived architectural focal points of the manor house and gatehouses. The successful implementation of the scheme will rely heavily upon the application of the planning conditions but it is encouraging that this characterful scheme is to be built out rather than revised which will enhance the built environment of this part of Durrington.

RECOMMENDATION:
Grant approval for the non material amendments as requested and set out above

REASONS FOR RECOMMENDATION:
The amendments are minor and cosmetic and do not change the layout or designs of the buildings and would not reduce the quality of the approved scheme.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?
No

DELEGATED

Case Officer sign..... .Date..29.9.10.....

Authorising Office sign..... .Date..29.9.10.....