Development Management – Delegated Officer Report

Application Number: AWDM/0172/25 Recommendation: APPROVE MINOR AMENDMENT

Site: 6 Old Shoreham Road, Lancing

Proposal: Non Material Amendment to approved AWDM/1802/19 for fenestration alterations all plots to reduce the amount of glazing. Plots 1 and 2 roof half hip alteration, rear dormer finished with hanging tiles. Garage block omitted and replaced with two parking bays

Date of Site Visit: Site has been monitored since commencement of development

Neighbours Checked: N/A

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks a non material amendment for the following changes to the approved permission:

i) Reduction of glazing to all plots following over-heating calculations in order to gain building control approval.
ii) Alterations to roof hip and dormer for ease of construction.
iii) Omission of garage block and replacement with parking bays

Planning History:

There have been a number of previous applications on the site.

ADC/0467/06: Demolition of existing house and erection of 6 two-bedroom flats and terrace of 6 three-bedroom houses (two storeys including 4 with rooms in roof) served by new access road off end of service road (outline with layout and access details) – refused

ADC/0498/07: Demolition of existing house and erection of 4 No. 2 bed flats, 2 No. 2 storey 3 bed houses, 4 No. 2.5 storey 3 bed houses with associated access and parking (Outline application) – refused

ADC/0358/10: Demolition of existing houses (No's 4 and 6) and erection of 14 new dwelling units comprising 9 flats in 2 three-storey blocks (4 two-bedroom, 4 one-

bedroom and 1 studio) at the north end of the site and 5 two-storey houses (4 semi-detached three-bedroom and 1 detached two-bedroom) served by new access road off end of service road and 23 car parking spaces – refused

AWDM/0361/11: Demolition of existing houses (No's 4 and 6) and erection of 13 new dwellings (comprising 9 flats in 2 three-storey blocks at the north end of the site and 4 semi-detached two-storey houses at the rear) served by new access road off end of service road and 23 car parking spaces – refused and subsequent appeal dismissed

AWDM/0004/13: Demolition of existing house at 4 Old Shoreham Road and erection of 5 flats in a new building at the north of the site and 4 houses on land to the rear. Closure of existing site access from the A27 roundabout and creation of a new access road from Old Shoreham Road and associated vehicle parking and landscaping - refused

AWDM/0829/14: Demolition of existing house at 4 Old Shoreham Road and erection of 2 semi-detached houses and 2 double garages to the rear. Closure of existing site access from the A27 roundabout and creation of a new access road from Old Shoreham Road and associated vehicle parking and landscaping – refused and subsequent appeal dismissed

AWDM/0337/18: Demolition of fire damaged dwelling and erection of a replacement 5-bedroom dwelling at 4 Old Shoreham Road, retention of existing dwelling at 6 Old Shoreham Road and erection of 2 no. 4-bedroom dwellings. Closure of existing site access from A27 roundabout and creation of a new access road from Old Shoreham access road and associated vehicle parking and landscaping – permission granted in May 2019. The development was not implemented.

AWDM/1802/19: Full Planning Application following on from approved application reference AWDM/0337/18 (Demolition of fire damaged dwelling and erection of a replacement 5-bedroom dwelling at 4 Old Shoreham Road, retention of existing dwelling at 6 Old Shoreham Road and erection of 2 no. 4-bedroom dwellings. Closure of existing site access from A27 roundabout and creation of a new access road from Old Shoreham access road and associated vehicle parking and landscaping) for the erection of 2no 4-bedroom semi-detached replacement dwellings instead of the consented 1no 5-bedroom detached dwelling at 4 Old Shoreham Road. It is the intention of the applicant to implement the development in early 2025.

AWDM/1482/24: Full Planning Application following on from approved application reference AWDM/0337/18 (Demolition of fire damaged dwelling and erection of a replacement 5-bedroom dwelling at 4 Old Shoreham Road, retention of existing dwelling at 6 Old Shoreham Road and erection of 2 no. 4-bedroom dwellings.

Closure of existing site access from A27 roundabout and creation of a new access road from Old Shoreham access road and associated vehicle parking and landscaping) for the erection of 2no 4-bedroom semi-detached replacement dwellings instead of the consented 1no 5-bedroom detached dwelling at 4 Old Shoreham Road. Application to vary Condition 4 of approved AWDM/1802/19 to read: No part of the development hereby permitted, shall be occupied until the necessary traffic regulation order to implement the waiting restrictions at the junction Old Shoreham Road with Manor Way shown on Civil Engineering Practice's Drawing No. 120 "Proposed Site Access Arrangement and A27 Access Alterations" dated April 2018 has been made and approved and the local planning authority have obtained confirmation in writing from the local highways authority that they are in a position to implement the waiting restriction - approved

Consultations:

None undertaken

Representations

Lancing Parish Council: Support the application

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

National Planning Policy Framework (December 2024)

Planning Assessment

The principle of development has been established by the previous permission and work is now taking place on site with all of the pre-commencement planning conditions having been discharged.

The proposal for the non material amendment comprises of 3 parts;

i) Reduction in glazing. The development consists of 4 dwellings, 2 fronting the road and 2 to the rear effectively as a backland development. The reduction in glazing appears greater to the rear blocks, but is of little material consequence in visual terms (the full length glazing to the side of these plots being replaced with windows at ground floor and first floor levels).

ii) Half hip alterations to plots 1 and 2. The second amendment does relate to the more prominent frontage blocks. The slightly lower hip proposed to these blocks reduces their bulk, but overall will have little material impact. The alterations to the

rear dormer are insignificant in terms of size and while arguably the original design of these dormers were slightly more attractive, their positioning internal to the site again means that the change cannot be considered material such to warrant a refusal of the application.

iii) Omission of garage, and replacement with parking bays. The proposed garage was a modest, pitched roof building but did sit adjacent to the boundary of the neighbouring property (which has some screening). The rear plots did not have garages proposed in any case, so the principle of open parking would have occurred on the site anyway and it is not considered there is an objection to this omission given that there will still be adequate parking provision with the replacement bays.

The proposal is therefore considered to be acceptable.

Recommendation

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

PROPOSED DRAINAGE LAYOUT Drg 251 Rev i received 14 February 2025
SOFT LANDSCAPE PLAN Drg NR/OSR/01 Rev B received 14 February 2025
PROPOSED SITE PLAN OSR.22.14D received 14 February 2025
PLOTS 1&2 PLANS & ELEVATIONS OSR.22.P01C received 14 February 2025
PLOT 3 PLANS & ELEVATIONS OSR.22.P02B received 14 February 2025
PLOT 4 PLANS & ELEVATIONS OSR.22.P03B received 14 February 2025

These supersede:

LOCATION PLAN & SITE SURVEY Drg LOC Rev E received 25 November 2019
SITE PLAN AS PROPOSED Drg 0001 Rev F received 25 November 2019
PLOTS 1 & 2 PLANS & ELEVATIONS Drg 0002 Rev F received 25 November 2019
PLOT 3 PLANS & ELEVATIONS Drg 003 Rev D received 25 November 2019
PLOT 4 PLANS & ELEVATIONS Drg 0004 Rev C received 25 November 2019
SITE ELEVATIONS AS EXISTING Drg 0005 Rev C received 25 November 2019
SITE ELEVATIONS AS PROPOSED Drg 0006 Rev D received 25 November 2019
PLOT 1 GARAGE Drg 0007 Rev D received 25 November 2019
CONTEXTUAL ELEVATIONS Drg 0008 Rev C received 25 November 2019

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

Case Officer: Gary Peck Date: 9 April 2025

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