Development Management - Delegated Officer Report

Application Number: AWDM/0145/20 Recommendation – Approve

Site: Caxton House, 18 Ham Road, Shoreham-By-Sea

Proposal: Application for a non-material amendment to planning permission AWDM/1688/18. Amendments: Removal/part removal of terraces, removal of some rooflights, change to front balustrades from glass to steel and change of render specification

Date of site visit: 6 February 2020

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

Permission was granted in December 2018 for the demolition of a former Victorian school building (then in mixed use Office B1 and general industrial B2) and the construction of a new building providing 14 residential units comprising 1 no. 1 bedroom flat; 12 no. two bedroom and 1 no. three bedroom flats with undercroft parking (AWDM/1688/18).

A non material amendment is sought for various alterations to the approved plans comprising:

- Removal of terrace, glazed balustrade and rooflight, plus change from door to window at Flats 3 and 13 on the rear elevation
- 700mm relocation of section of wall at 1st and 2nd floor at the rear
- Removal of 2 rooflights at 1st floor rear
- Replacement of glazed safety balustrade to front windows and recessed terrace of Flat 12 with steel (1st floor front)
- Replacement of glazed safety balustrade to balconies of Flats 4 and 10 with steel (1st floor front)
- Change to render at rear
- Removal of terrace and rooflight to Flat 8 (2nd floor rear)
- Reduction in height of window at rear in mezzanine

Relevant site history

As above

Consultations

None

Representations

N/A

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2, 3, 4, 11, 15, 16, 17, 18, 19, 20, 21, 25, 28, 34, 35
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'
Sustainable Energy SPD (August 2019)
Shoreham by Sea Conservation Area Character Appraisal & Management Strategy (ADC 2008)
Planning Contributions for Infrastructure Provision (ADC 2013)
Shoreham Harbour Joint Area Action Plan 2019
West Sussex Parking Standards and Transport Contributions Methodology (WSCC 2003)
West Sussex 'Guidance on Parking at New Developments' and 'Parking Demand Calculator' (WSCC 2019)
National Planning Policy Framework (February 2019)
Technical Housing Standards – nationally described space standard (DCLG 2015)

Planning Assessment

The removal of the terraces affects the rear of the building only. The affected units are duplex apartments and will retain a smaller terrace at second floor level.

The change to the balustrades from glass to steel at the front of the building is considered to be acceptable as is the change to the render at the rear. It will continue to be a grey colour but is a more robust finish.

All of the changes are considered to be acceptable and will not materially alter the character or appearance of the development.

Recommendation

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

Drawing Nos:
00618_PL_301C received 25 February 2020
00618_PL_600C received 25 February 2020
00618_PL_601C received 25 February 2020
00618_A00_000 received 27 January 2020
00618_A00-001 received 27 January 2020
00618_PL_100B received 27 January 2020
00618_PL_102B received 27 January 2020

00618_PL_103B received 27 January 2020
00618_PL_104B received 27 January 2020
00618_PL_300B received 27 January 2020
00618_PL_400B received 27 January 2020
00618_PL_401B received 27 January 2020
00618_PL_402B received 27 January 2020
00618_PL_403B received 27 January 2020
00618_PL_608B received 27 January 2020

…….. existing planning permission AWDM/1688/18 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for those plans received received 7 November 2018

Case Officer: Peter Barnett Date: 25 February 2020

Authorised by: Gary Peck Date: 25 February 2020