Development Management - Delegated Officer Report

Application Number: AWDM/1434/20 Recommendation – Approve

Site: Land at 7 To 27 Albion Street, Southwick

Proposal: Application for Non Material Amendment to approved AWDM/0954/18. The application relates only to the refurbishment of 7-9 Albion Street within the wider development of 55 flats. Windows- Existing windows on the side elevations are to be replaced/blocked up and some openings are to be changed in size and obscured and non openable below 1.7m. At the rear 2 existing ground floor windows to be made into patio doors to access the garden and two new windows are to be added to the second floor. The rooflights are to be reinstated in the scheme, and new flat roof lanterns are to be added to the roof extension. Roof enlargement- rear extension to 2nd floor accommodation.

Date of site visit: Seen previously

Neighbours checked: Y, 5 Albion Street

Additional neighbour notifications: N

Proposal, Site and Surroundings

Planning permission has been granted for the demolition of 11-27 Albion Street and redevelopment to provide a total of 55 affordable flats within two blocks of 4-6 storeys in height and the refurbishment of 7-9 Albion Street, with 31 parking spaces (AWDM/0954/18). Work is yet to start on the main new build element of the scheme but work is about to commence on the refurbishment of 7-9 Albion Street, a two storey semi-detached pair of dwellings previously used as emergency housing accommodation.

This application seeks approval for a non-material amendments to the scheme. As approved, additional accommodation was to be provided within the roof by extending across to infill the gap between the existing pitched roofs.

The proposed amendments involve constructing a new flat-roofed extension to infill the roof valley at the rear, effectively forming a new second floor. It will not increase the height of the existing ridge.

The new addition would not exceed the existing central ridges of the 2 houses. New windows will be formed at the front and rear.

At the sides, there will be some alterations to existing and proposed windows, with some openings enlarged and others blocked up. All side windows are to be either totally obscured or obscured below 1.7m.

Relevant Planning History

AWDM/0954/18 – Demolition of 11-27 Albion Street and redevelopment to provide a total of 55 affordable flats within two blocks of 4-6 storeys in height and the refurbishment of 7-9 Albion Street, with 31 parking spaces.

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 policies 2, 3, 8, 11, 15, 18, 20, 21, 22, 28, 29, 30, 31, 34, 35, 36
'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats';
Planning Contributions for Infrastructure Provision (ADC 2013)
Shoreham Harbour Joint Area Action Plan 2019 Policies CA6, SH1, SH4, SH5, SH6, SH7, SH8, SH9
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 amendments relate only to the refurbished block and the alterations to the windows are minor and do not materially change the appearance of the building. The obscure glazing of the windows protects the privacy of both existing neighbours and proposed occupiers in both the refurbished block and the new build to the east.

The roof extension is a larger element of the application but, being at the rear, it does not have a visual impact in the street scene.

The proposed amendments do not alter the development significantly from what was described on the original planning permission and do not increase the increase the overall height of the roof or the footprint of the building. New windows are proposed to the rear and existing rooflights are now to be retained rather than removed as previously shown. However, the rear windows are an additional window to each rear bedroom, rather than new windows to an additional room, and the impact is not considered to be significant.

The neighbouring occupier at 5 Albion Street has been consulted on the amendments and has not responded.

Recommendation

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

Drawing Nos 2014-PL-250C, 251C, 252C, 253B, 350C, 351E and 352 E received 6 October 2020 and 2014-PL-100 and 150 received 9 September 2020

…….. existing planning permission AWDM/0954/18 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for Drawing Nos. 1538_PA_052 Rev A and 1538_PA_026 Rev A received 12 October 2018

Case Officer: Peter Barnett Date: 7 October 2020

Authorised by: Gary Peck Date: 7 October 2020