Development Management – Delegated Officer Report

Application Number: AWDM/1921/18 Recommendation: APPROVE non material minor amendment

Site: Former Riverbank Business Centre 39 Old Shoreham Road, Shoreham-By-Sea (Ropetackle North)

Proposal: Application for a non-material amendment to previously approved AWDM/1006/16. Amendments: Plots 1-10 Juliet balconies omitted, House type roof ridge design amended, Block 1 Stone finish at ground and first floor amended to grey brick, cladding panels between windows removed and replaced with brickwork, horizontal glazing bars omitted, Plot 10 roof abutment to Block 1 amended, louvred screens to balconies omitted and cladding infill panels changed to contrasting brick on retail unit Plots 109-120.

Date of Site Visit: Various

Neighbours Checked: N/A

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks a non material amendment for changes to the approved scheme, which is currently being implemented, that have arisen as a result of the need to review the cladding system and through other technical and construction issues.

The alterations involve:

- Removal of Juliet balconies on plots 1-10
- House type roof ridge design amended
- Block 1 stone finish at ground and first floor amended to grey brick
- Cladding panels between windows removed and replaced with brickwork
- Horizontal glazing bars omitted
- Plot 10 roof abutment to block 1 amended
- Louvred screens to balconies omitted
- Cladding infill panels changed to contrasting brick on retail unit plots 109-120

Planning History:

Outline planning permission was granted on the site in 2015 (AWDM/0935/13) and reserved matters, including the appearance of the development, approved in 2017 (AWDM/1006/16)

Consultations:

None undertaken

Representations:

No comments received

Relevant Planning Policies:

Adur Local Plan: Policy 15
National Planning Policy Framework (CLG 2018)
Planning Practice Guidance (CLG 2014)

Planning Assessment

The proposed changes are largely cosmetic and will have little visual impact upon the appearance of the development or on surrounding neighbouring properties. Indeed, some of the alterations slightly reduce the amount of built development such as the altered roof abutment.

The development is currently well on the way to being implemented and it is considered that the changes can be accepted as a non material minor amendment.

Recommendation

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

Proposed Roof Plan 13.152.04 received 9 January 2019
Street Scene 1 & 2 13.152.200 rev B received 9 January 2019
Street Scene 3 & 4 13.152.201 rev B received 9 January 2019
Street Scene 5 & 6 13.152.202 rev B received 9 January 2019
Street Scene 7 & 8 13.152.203 rev B received 9 January 2019
External Materials Schedule Rev D received 9 January 2019

..... existing planning permission AWDM/1006/16 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 Number:

PROPOSED ROOF PLAN	13.152.104	19.07.2016
STREET SCENE 1 & 2	13.152.200	19.07.2016
STREET SCENE 3 & 4	13.152.201 Rev A	11.11.2016
STREET SCENE 5 & 6	13.152.202 Rev A	11.11.2016
STREET SCENE 7 & 8	13.152.203 Rev A	11.11.2016

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

Case Officer: [redacted] Date: 18/1/2019

Authorised by: [redacted] Date: 18/1/2019