Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0064/15

Site: **The Shoreham Centre, Pond Road, Shoreham-By-Sea**

Proposal: **Application for a non-material amendment to planning permission AWDM/1016/13 and amended under AWDM/0623/14 for various alterations to windows/cladding and access ladder**

Date of site visit: 10 February

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings:

This proposal seeks non material minor amendments following the grant of planning permission AWDM/1016/13 subsequently amended under a non-material amendment application (AWDM/0623/14).

The further amendments proposed are:

- substitute of bronze cladding for weathered bronze coloured pigmented zinc
- alterations to window fenestration on the proposed extension (some windows reduced in size)
- addition of a galvanised steel access ladder to main chamber roof
- replacement of existing windows for new double glazed windows
- re-cladding of dormers to provide insulation under Building Control requirements

Relevant site history

AWDM/1016/13: Extension of the Shoreham Centre to provide 1230sqm of new build accommodation on two floors, including a new entrance foyer, offices, meeting spaces, council chamber and function room to provide replacement Adur District Council offices/civic presence. The proposal will include the removal of the existing temporary CAB office, partial demolition of the existing foyer/main entrance and the removal of a number of existing trees. The cafe and kitchen area in the existing building will be refurbished, new toilet facilities provided at first floor and new accessible toilet and baby changing facilities provided on ground floor – permission granted in November 2013

AWDM/0623/13: Application for a non-material amendment following grant of AWDM/1016/13 - minor amendments to elevations and internal layout – granted in June 2014

Consultations

None

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AB7, AB9, AB17 & AB19

National Planning Policy Framework (CLG 2012)

Planning Practice Guidance (CLG 2014)

Planning Assessment

It has previously been confirmed

The proposed changes are minor, with the main alteration from the previous permission being the change to the cladding.

Taking the changes by elevation in turn:

West elevation: The maintenance ladder will be visible from this elevation but will be largely obscured from other elevations and is likely to have little visual impact. The proposed fenestration changes on this elevation result in smaller windows at the upper level and double glazing on the ground floor, again with limited visual impact.

North elevation: The main alteration from this elevation is that the extent of louvers over a canopy will be reduced for ease of maintenance, resulting in a greater amount of the window below being visible. The side of the cladding alteration will also be visible from this elevation.

South elevation: New weatherboard cladding to the dormers is proposed for insulation purposes. The proposed light grey cladding will match that approved elsewhere on the building under the original materials condition.

East elevation: Weatherboard cladding to dormers as per south elevation. The main change on this elevation is the substitution of the bronze cladding previously proposed to weathered bronze coloured pigmented zinc. The reason given for the change is that the new material will be more vandal and

theft resistant. Samples of the new materials have been submitted and are considered to be acceptable.

Recommendation

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

Approved and Revised East Elevations drawing no 401 rev A received 16 January 2015
Approved and Revised West Elevations drawing no 402 rev A received 16 January 2015
Approved and Revised North Elevations drawing no 403 rev A received 16 January 2015
Approved and Revised South Elevations drawing no 404 rev A received 16 January 2015
Photographic Materials Schedule drawing no 410 rev A received 16 January 2015

Existing Planning Permission AWDM/0064/15 still stands and the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for drawing numbers 201A, 202A, 203 A and 204A

Is recommendation contrary to letter(s) of representation?

Case Officer: Gary Peck Date: 12 February 2015

Authorised by:  Date: 12th Feb 2015