Development Control – Delegated Officer Report

Application Number: AWDM/1507/19 Recommendation – APPROVE

Site: 75 Upper Brighton Road, Lancing, BN15 0JQ

Proposal: Application to vary condition 8 (external materials) of approved application AWDM/0040/19 in respect of proposed cladding.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The building on the site is a vacant two storey building, comprising a ground-floor detached commercial lock-up unit and associated first floor, located on a prominent corner site with the A27 Upper Brighton Road to the north and Busticle Lane to the west. There are traffic lights located on this junction, the vehicular access into the site is off Busticle Lane and is situated very close to the traffic lights.

The locality comprises predominantly residential, encompassing bungalows in the main.

Proposal

The application seeks to vary condition 8 imposed under planning approval AWDM/0040/19. This condition stated:-

"The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the building, be completed to be in accordance with the proposed material schedule plan 18/0628 – 14 Revision B submitted on 19.03.2019 (with the exception of the Teckwood cedar vertical cladding which is not approved) and details to be submitted to and approved in writing by the Local Planning Authority before the material is used."

The proposed change to materials is from Kingspan Optimo Cladding Colour RAL 9010 (white), to Kingspan Evolution Cladding (horizontal) colour Pearl RAL 9010; Kingspan Interlocking Plank + Quadcore Karrier (vertical) colour Kingspan Grey; and face brickwork plinth of Staffordshire Blues.

Relevant Planning History:

AWDM/0040/19 Demolition of existing building and erection of a single storey building with photovoltaic panels on the roof, plus 10 car parking spaces, for use as a showroom for mobility and care products. **Approved 07.05.2019**

AWDM/1340/19 Non-material amendment to approved AWDM/0040/19 for additional glazing to showroom entrance. **Approved 12.09.2019**

AWDM/1509/19 Application of details reserved by Conditions of Application AWDM/0040/19. Condition 3 Construction Method Statement. Condition 4 Contamination Report. **Current**

Consultations:

Representations: Sompting Parish Council: Objection

- As per initial application – the Council (Parish) still object to this application (even with respect of proposed cladding) on the grounds
- Consider the proposed development does not relate sympathetically in design, form or scale to the existing building
- Also concerned about future access on to the highway and lack of contribution to future housing need.

Relevant Planning Policies

Adur Local Plan: Policy 15
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment:

There is no objection in principle to the proposal which would replace an existing commercial use with a new building for commercial use within the built up area. The key concerns are the effects on neighbouring residential and visual amenities of the locality.

The comments of the Parish Council with regard to housing need are noted but as this relates to an existing commercial site which is not allocated for housing, the provision of residential use within the development is not a requirement. Moreover, there would be noise concerns with regard to the provision of new residential development so close to this busy road junction.

Visual Amenity:

There is an extant planning permission which sees the demolition of the existing two storey building and its replacement with a single storey structure for use as a showroom for mobility and care products.

The existing vehicular access to the site is positioned close to the traffic lights off Busticle Lane, and this vehicular access is the existing access used when the former use of the site, as car showroom and repairs was in place.

The parking for the new use was also approved with the earlier permission for the showroom under AWDM/0040/19.

This application purely relates to the change in materials approved under the former application. It will have a colour theme of white and grey and will reflect the modern use of such colours. Other than the brick plinth, the materials to be used will be long planks some laid horizontally and others vertically, and will also reflect the modern use of materials.

All materials and colours proposed will not look out of keeping with the visual amenities of the area and locality in general.

Residential Amenity:

None of the materials or colours proposed will materially affect the residential amenities of the neighbouring residential properties.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit
3. Construction management plan
4. Contamination
5. No external floodlighting
6. Hours of use
7. Deliveries and collections
8. The materials approved by this application are:- Kingspan Evolution Cladding (laid horizontally) colour Pearl; Kingspan Interlocking Plank + Quadcore Karrier (laid vertically) Kingspan Grey colour; and face brickwork plinth of Staffordshire Blues
9. Tree planting

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? Y

Case Officer: Eve Hearsey Date: 24.10.2019

Authorised by: Peter Barnett Date: 24 October 2019