Development Management – Delegated Officer Report

Application Number: AWDM/1294/23 Recommendation: Approve

Site: Lancing Beach Care Home, 85 - 89 Brighton Road, Lancing

Proposal: Application for a Non-Material Amendment to previously approved AWDM/1217/20, as amended by AWDM/1000/22. Amendments: Adjustment of ground floor doors to full height windows, Side panel added to louvred door, Windows adjusted to flat panes with obscured glazing, Window and door colour updated to grey RAL 7015

Date of Site Visit: Visited previously

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

Permission was granted in 2021 for the demolition of the Mount Hermon care home and associated buildings at 85-87 Brighton Road along with the dwelling at 89 Brighton Road and the erection of a new three storey plus basement (C2 use) care home, associated parking and residents gardens (AWDM/1217/20).

This application seeks approval for several non material amendments which are:

1. Adjustment of ground floor doors to full height windows
2. Side panel added to louvred door
3. Windows adjusted to flat panes with obscured glazing
4. Window and door colour updated to grey RAL 7015

In detail:

1. The previously approved doors and windows to the ground floor dining room at the centre of the building on the south (front) elevation are to be replaced with full height windows
2. Louvred door added to ground floor on west side
3. 2no. first and second floor windows at rear have been adjusted from angled windows to flat, but with obscured glazing to maintain privacy. These windows serve corridors only.
4. Window and door colour updated to grey RAL 7015

Planning History:

AWDM/1217/20 - Demolition of the existing care home and associated buildings at 85-87 Brighton Road along with the dwelling at 89 Brighton Road and the erection of a new three storey plus basement (C2 use) care home, associated parking and residents gardens.

AWDM/1000/22 - Non Material amendment to approved AWDM/1217/20

AWDM/1126/22 - Demolition of the existing care home and associated buildings at 85-87 Brighton Road along with the dwelling at 89 Brighton Road and the erection of a new three storey plus basement (C2 use) care home, associated parking and residents gardens. Application to Vary Condition 1 (Approved plans) of AWDM/1217/20 to include PV panels and protective guarding to roof

Consultations:

None

Representations

N/A

Relevant Planning Policies

Adur Local Plan 2017 Policies 9, 15, 18, 28, 30, 33, 34, 35, 36
Sustainable Energy SPD (August 2019)
Lancing Vision 2012
WSCC Guidance on Parking at New Developments (Sept 2020).
National Planning Policy Framework (July 2021)

Planning Assessment

Visual amenity

The changes are all relatively minor and do not materially affect the visual appearance or character of the proposed development.

Residential amenity

The changes do not result in a loss of amenity for neighbouring occupiers.

Recommendation

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

Drawing numbers A-827 03 Rev G and A-827 04 Rev G received 15 September 2023

…….. existing planning permission AWDM/1217/20 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 numbers 03F and 04F received 24 June 2022 subject to the following additional condition:

1. The first and second floor windows on the rear elevation notated by the number 3 on drawing no. A-827 03 Rev G shall at all times be obscure glazed and non-opening below 1.7m above the floor level.

Reason: To protect the privacy of neighbouring residents having regard to policy 15 of the Adur Local Plan.

Case Officer: Peter Barnett Date: 3 October 2023

Authorised by: Gary Peck Date: 3 October 2023