Development Management - Delegated Officer Report

Application Number: AWDM/0243/17 Recommendation – Approve

Site: **Former Northbourne Medical Centre, Eastern Avenue Shoreham-By-Sea**

Proposal: **Application for a non material amendment to previously approved AWDM/0948/16. Amendments: adjustment to height and design of north east landscape wall.**

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted last year for extensions to the former medical centre to facilitate its use as a funeral directors. This application seeks approval for an increase in the height of the screen wall at the eastern end of the site by 0.8m. The increase will mean that the wall is stepped in height and it is also proposed to raise the height of the 'middle' section on the north elevation by approximately 0.3m. Also on the eastern elevation, the 'steps' become more pronounced with the wall reduced in length overall. The proposed change is to increase privacy for visitors to the facility within an area designated as an "outdoor garden for reflection and contemplation."

Relevant site history

As above.

Consultations

None

Representations

None

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1
Submission Adur Local Plan (2016) Policy 15
National Planning Policy Framework (March 2012)

Planning Assessment

The alterations to the wall will not result in harm to the visual amenities of the locality and the wall height remains considerably lower than was originally proposed at the time of the original application. The amendment will not result

in a loss of amenity for neighbouring occupiers, who are some distance from the site boundary.

Recommendation

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

Drawing Nos 17377-128 Rev B received 23 February 2017

…….. existing planning permission AWDM/0948/16 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 No. 17377-128 Rev A received 17 August 2016

Case Officer: Peter Barnett Date: 7 March 2017

Authorised by: Gary Peck Date: 8 March 2017