Development Management – Delegated Officer Report

Application Number: AWDM/1654/23 Recommendation: APPROVE

Site: 27 Salt Marsh Road, Shoreham-by-Sea

Proposal: Application for a Non-Material Amendment to previously approved AWDM/1842/22. Amendment: To change the approved balcony to the first floor flats on the North-West elevation to Juliet style balconies.

Date of Site Visit: No material change in circumstances since the consideration of previous applications

Neighbours Checked: N/A

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks a non material minor amendment to a previous application where permission was granted for the partial change of use of an unoccupied Class E unit to 2 residential flats. Previously an external balcony was proposed to serve the units but due to 'construction issues' it is proposed to amend these to juliet balconies.

Planning History:

AWDM/1842/22: Partial change of use from Use Class E (cafe/restaurant) to create a smaller Use Class E unit (cafe/restaurant) alongside 2no Use Class C3 apartments - granted permission in May 2023.

Consultations:

None undertaken

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

Planning Assessment

The proposed alteration is considered to be minor. While external balconies are common on the wider development, the design of the previously proposed balconies serving these 2 units was slightly different to the remainder of the estate due to the need to provide a privacy screen between the respective properties. In that respect, a juliet balcony may result in a more cohesive development.

The proposed balconies are at first floor level and therefore while there is a loss of an external balcony, access to external amenities including the close by riverfront would still be easily accessible.

The proposal is therefore considered acceptable.

Recommendation

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

Proposed Planning Drawings Drawing Number - SP-0423.01 rev A received 29 November 2023

…….. existing planning permission AWDM/1842/22 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 received

D200 rev B received 13 March 2023

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Gary Peck Date: 15 February 2024

Authorised by: James Appleton Date: 21 February 2024