Development Management - Delegated Officer Report

Application Number: AWDM/0694/16 Recommendation – Approve

Site: **Former Builders Store Rear Of 4 To 14 Southview Road, Southwick**

Proposal: **Non Material amendment to approved application AWDM/1804/14 to remove defective boundary wall adjoining conservation area and replace with facing brick wall 1.8m high**

Date of site visit: Seen previously

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Permission was granted under reference AWDM/0366/13 for the demolition of an existing building and the construction of a replacement two storey building containing offices and storage for SD Holdings. An amended scheme was subsequently approved under reference AWDM/1804/14.

This application seeks approval for a non-material amendment comprising the demolition of the existing boundary wall on the southern boundary of the site and its replacement with a new 1.8m high brick wall.

The wall sits on the boundary with the Southwick Christian Community Church and 7-11 Roman Crescent. It also forms the boundary with the Conservation Area.

Relevant site history

AWDM/0366/13 - Demolition of existing two-storey workshop and parking and replacement with new two-storey workshop with office accommodation including associated access and parking – approved

AWDM/1804/14 - Minor material amendment to approved application AWDM/0366/13 for the addition of a dummy chimney; minor internal amendments; new lobby porch; sun tubes, velux rooflights to north, south and west elevations (all at least 1.8m above floor level) and western boundary wall to be rebuilt to a height of 2.4m with 0.6m trellis (variation to conditions 2 and 9)

Consultations

None

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AE16
National Planning Policy Framework (CLG 2012)

Planning Assessment

The existing wall runs for a length of 38m and is located 18m back from the road, within the yard itself. It is currently in a poor condition and is a mixture of poorly patched up brickwork and blockwork. It is not of visual significance in the Conservation Area, being largely hidden from public view.

The proposed replacement wall will be constructed using Freshfield Lane multi stock bricks. It will be a visual improvement and will not have a material impact on the amenities of the area or those of adjoining occupiers.

Recommendation

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

Drawing nos. 12033_P03D, e14060/SK/1, e14060 010 D

…….. existing planning permission AWDM/1804/14 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. 12033_P03B received 23 December 2014

Case Officer: Peter Barnett Date: 20 May 2016

Authorised by: Gary Peck Date: 20 May 2016