

Development Management – Delegated Officer Report

Application Number:	AWDM/0228/26	Recommendation - Approval
Site:	Former Mannings, Surrey Street, Shoreham-by-Sea, West Sussex	
Proposal:	Application for a Non-Material Amendment following approval AWDM/1281/19. Amendments: 1, Introduction of vents on the North and West elevations and adjustments of louvres to external doors; 2. Introduction of a cooling unit on the fifth-floor maintenance roof required in connection with UPS room at GF level in connection with the introduction of two smoke shafts within the building to comply with the fire strategy; 3. Adjustments to GF landscaping and coordination of levels to comply with the fire strategy and Building Regulation requirements; 4. Revised material schedule accounting for alternative use of glazed tiles to entrance areas; 5. Introduction of brick piers/walls at ground and first floor level to southern elevation and ground to third floor levels at western elevation to support fire rated brick screens to inset balconies; 6. Revised vehicle entrance gate design;	
Applicant:	Mr Kay Hartmann	Ward: St Mary's
Agent:	N/A	
Case Officer:	Giles Holbrook	

Relevant Planning History:

Reference	Description	Outcome
AWDM/1284/25	Application for Non-Material Amendment to previously approved AWDM/1281/19. Amendments: Relocation of rainwater goods following as built surveys, introduction of mechanical smoke vents on the roof required in connection with the fire strategy, the introduction of a UPS room at GF level in connection with the introduction	Application Permitted on 28.11.2025

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	of two smoke shafts within the building, revised planter layout on the 4th floor roof terraces due to previous noncompliance with Building Regulation requirements.	
AWDM/0721/23	Application for a Non-Material Amendment following approval AWDM/1281/19. Amendments: Various fenestration details to all elevations.	Application Permitted on 18.06.2025
AWDM/1281/19	Demolition of existing building and structures and construction of building ranging in height from three to six storeys providing 74 residential units comprising 28no. 1 bedroom, 40no. 2 bedroom and 6 no. three bedroom units, including 27 car parking spaces 3 of which are wheelchair accessible, 86 cycle parking spaces, amenity space, soft and hard landscaping and associated ancillary facilities.	Application Permitted on 15.10.2021

Description of the Proposals:

This application is made pursuant to S.96a of the Town and Country Planning Act 1990. Permission is sought to effect a Non-Material Amendment (NMA) to planning permission previously granted pursuant to ref: AWDM/1281/19 (the original approval).

The original approval established consent for the erection of an apartment block totalling six storeys and containing a total of 74x residential units together with associated infrastructure. The building, as originally approved, was broadly arranged to occupy a 'C' shaped footprint primarily facing onto Surry Street to the east with private parking contained by the footprint of the building to the rear (west).

Two previous Non-Material Amendments (NMAs) have been effected to the original approval pursuant to ref: AWDM/0721/23 and ref: AWDM/1284/25. The former of these amendments entailed extensive changes to the design of windows and surrounds throughout the approved building. The second of these amendments was made, primarily, to comply with fire safety requirements with additional utility spaces introduced, including a Universal Power System (UPS), and rooftop smoke vents for the purposes of smoke evacuation.

A good number of amendments are sought pursuant to this application. These include:-

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- 1.) The introduction of partial louvered entrance doors to service bin stores, plant and service spaces at ground floor level;
- 2.) The introduction of vents to service bin-stores at ground floor level;
- 3.) Changes to the layout and extent of ground floor pedestrian access ramps, external terraces and planters;
- 4.) The introduction of vents servicing mechanical ventilation units at third storey level;
- 5.) The introduction of an air-conditioning unit atop the fifth (penultimate) storey roof to service the previously approved UPS space;
- 6.) The introduction of an Integrated Reception System (IRS) antenna atop the sixth storey rooftop;
- 7.) Changes to the approved materials schedule reflecting the use of an alternative type/colour of glazed tile to ground floor entrances;
- 8.) Introduction of fire rated brick screens to inset balconies to inset balconies present to southern and eastern elevations;
- 9.) Introduction of brick piers/walls to southern and eastern elevations to support the introduction of fire rated brick balcony screens;
- 10.) Changes to the arrangement and design of the vehicular entrance gate.

Planning Assessment:

S.96a(1) to the Act establishes that Local Planning Authority may make a change to any planning permission if they are satisfied that the change is not material.

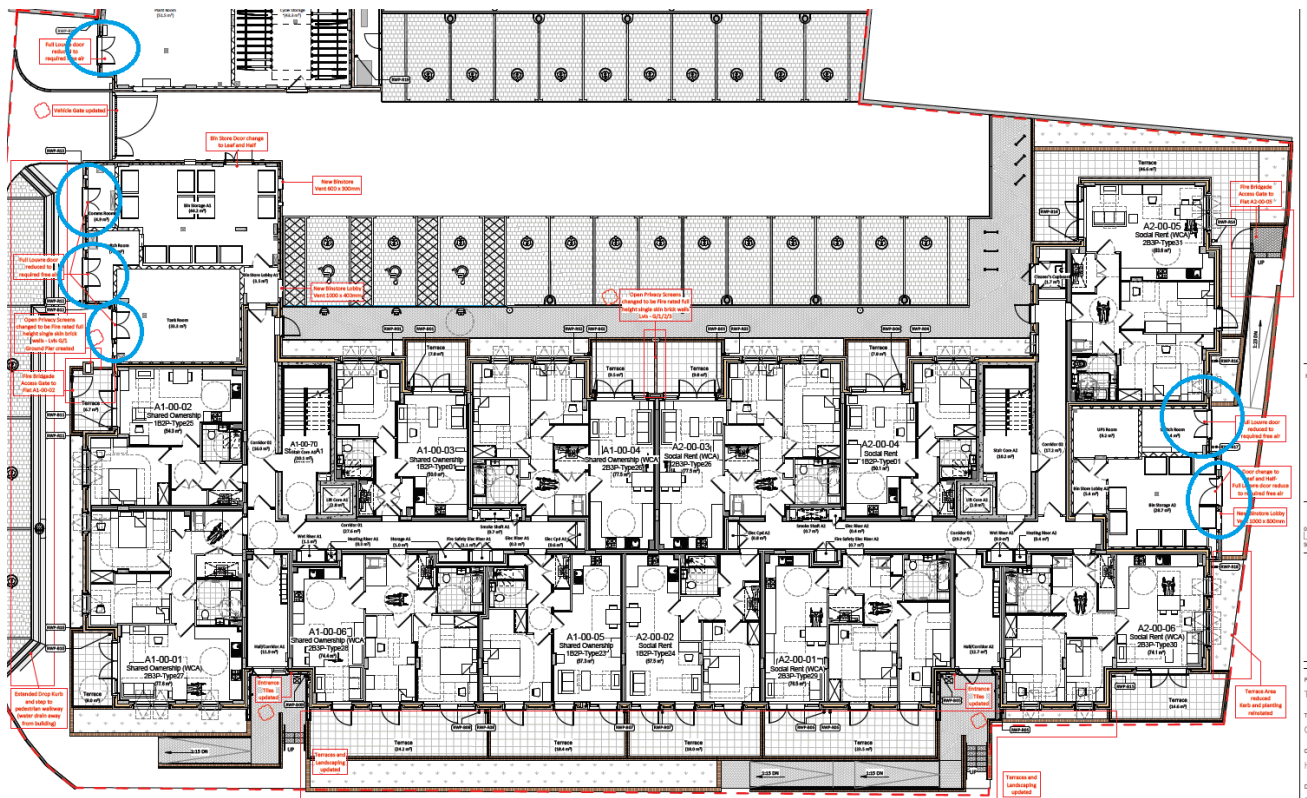
S.96a(2) to the Act establishes that, in deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with any previous changes made by way of NMA, upon the planning permission as originally granted.

S.96a(3) to the Act establishes that the power to make a non-material amendment includes the power to (a) impose new conditions and/or (b) to remove or alter existing conditions.

As two previous NMAs have previously been effected in respect of the original approval, the effect of the proposed amendments must be considered cumulative with those previously approved pursuant to refs: AWDM/1284/25 and AWDM/0721/23.

For purposes of legibility this report will address each of the respective changes now proposed in turn. An overall conclusion will, subsequently, be offered which takes account of the totality of the changes proposed cumulative with previous NMAs previously made.

1.) Partially Louvered Doors



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Figure 2 - Previously approved fully louvered openings (northern elevation)

The openings now proposed feature partial louvres with a larger solid component, as shown at **Figure 3** below. The arrangement for door 'D047' as shown at **Figure 3** below should be noted as consistent with all openings featured to the southern elevation of the building.

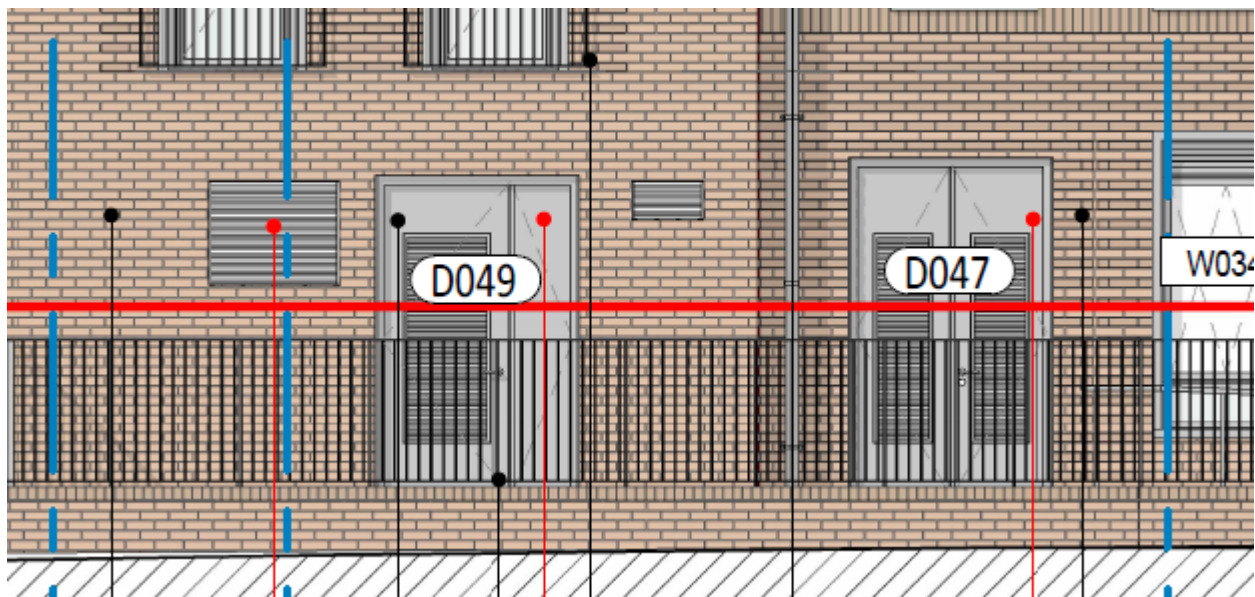


Figure 3 - Proposed partially louvered openings (northern elevation)

This change is considered to represent a negligible visual change in the context of a development of the approved scale. Both as previously approved and now proposed doors to service spaces would possess a utilitarian character expected of openings to service/plant spaces. Officers do not consider that this proposed change would materially diminish the design quality of the approved development or otherwise influence compliance with the requirements of Policy 15 to the Adur Local Plan (ALP) (2017), insofar as this policy demands development of high quality design sympathetic to the character of its respective setting.

2.) Additional Vents

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As described within the supporting documentation to the current proposals, as a consequence of changed fire safety requirements, the developer is required to provide approved refuse stores with additional ventilation for the purposes of smoke evacuation.

Three total additional vents are proposed to refuse stores, the positions of which are highlighted in **Figure 4** below (in blue). 2x vents would be introduced to the northern elevation facing onto an internal car-park with a single vent introduced to the northern elevation facing onto Ham Street.

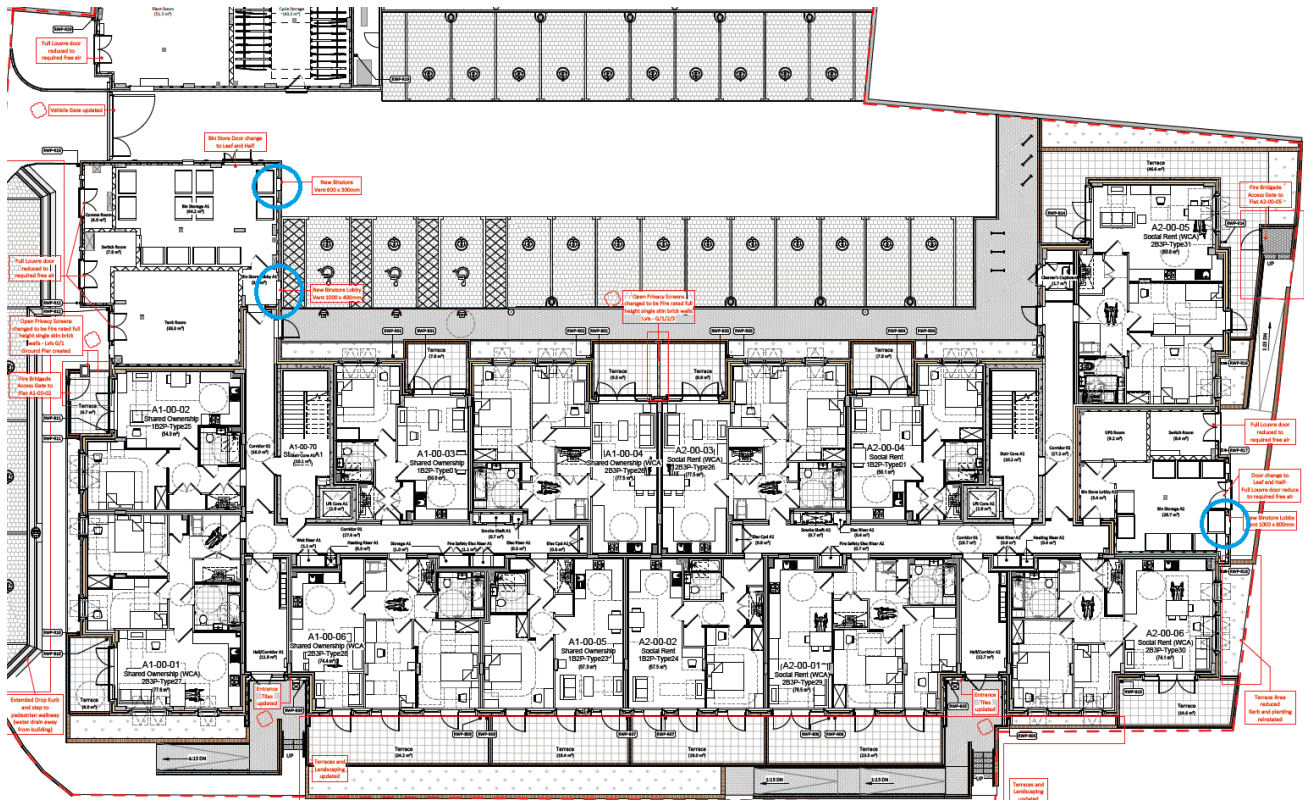


Figure 4 - Ground Floor Layout (submitted plan)

Plans submitted in support of the proposed development show these vents to be medium size and of louvered composition. That featured to the northern elevation, consistent with all proposed vents, is shown at **Figure 5** below as highlighted in blue. The submitted material schedule confirms that this would be comprised of metal finished in a matching gray to match windows, doors, balcony balustrading and railings.

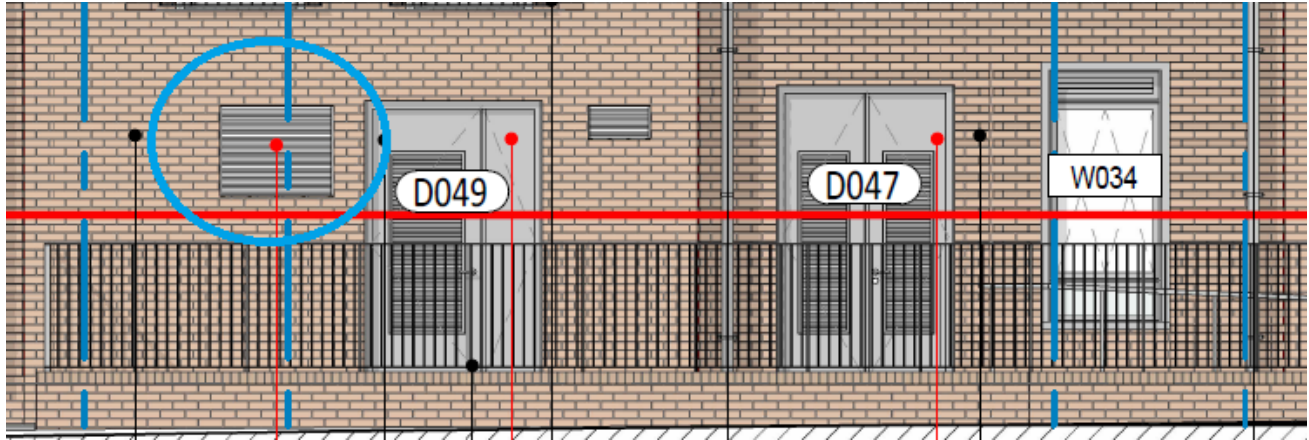


Figure 5 - Proposed vent to refuse store (northern elevation).

The introduction of additional openings to the proposed building is considered to marginally add to a perception of visual clutter relative to the building in its approved state. The number of additional openings, however, is very limited (3x total) with 2x such openings opening onto an internal courtyard such that these would not be visible within the public realm. It is considered that these openings, of matching colour and finish to similar components, would likely have been deemed acceptable to officers if presented as a component of the original scheme. These additions, therefore, are considered acceptable in relation to the requirements of Policy 15 to the ALP in terms of their resultant visual effect.

3.) Changes to the layout and extent of ground floor pedestrian access ramps, external terraces and planters

As originally approved the development featured comparatively small ground floor balcony spaces to ground floor units featured to the northern and eastern elevations of the building.

Ground floor terrace spaces were shown to be subdivided by planters with units A1-00-06, A1-00-05 and A2-00-02 (eastern elevation) shown to be serviced by a secondary ground level external access leading from the south. Unit A2-00-05 (northern elevation) was shown to possess only a small south-facing terrace fronting onto the internal car-park.

The originally approved development, further, lacked an external access stair/ramp leading to Core B of the building.

The originally approved ground-floor layout are shown at **Figures 6 and 7** below, with features noted above highlighted for ease of reference.

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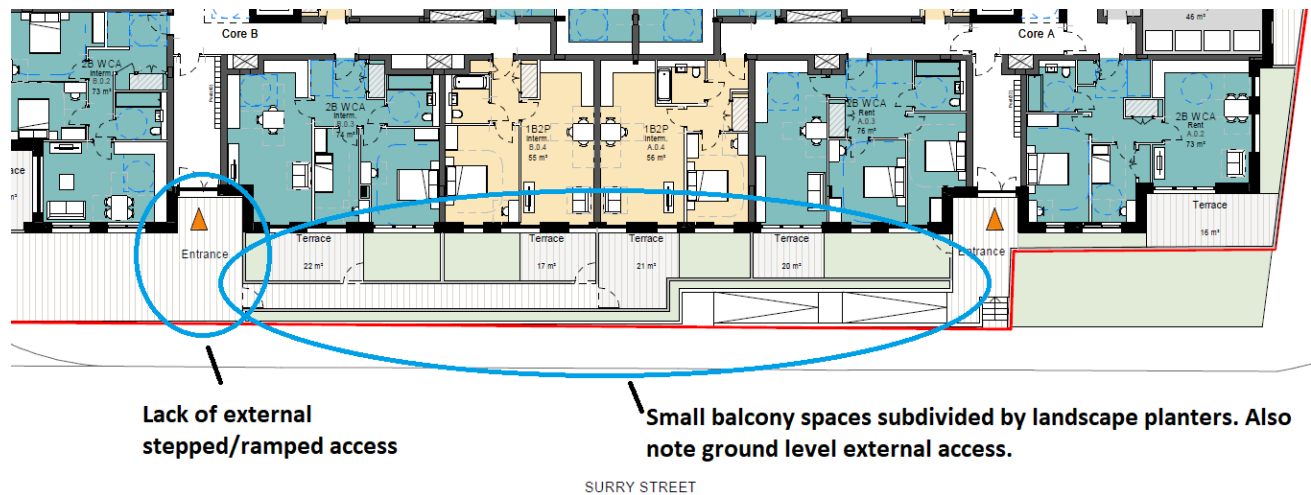


Figure 6 - Approved arrangement of east-facing ground floor units

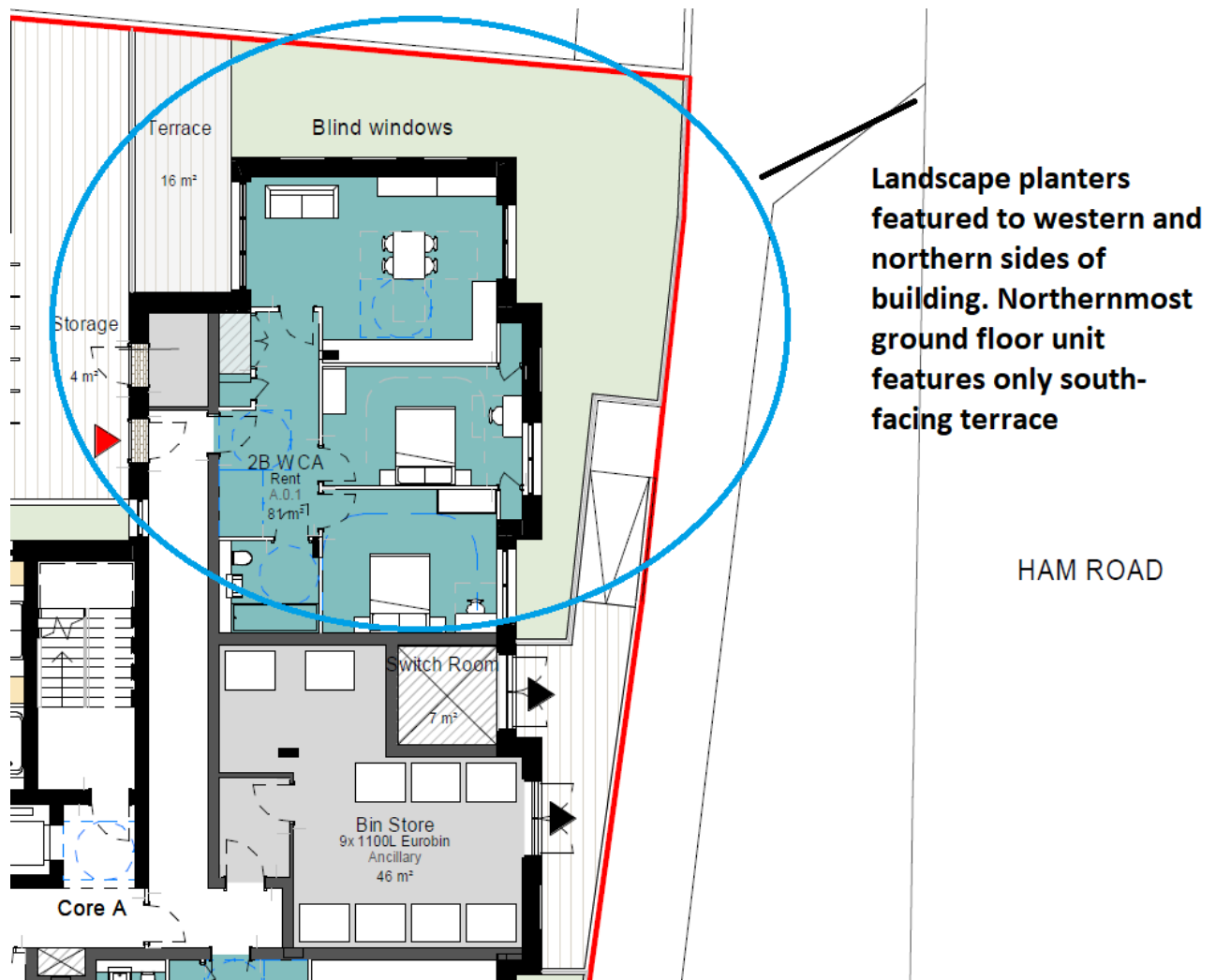


Figure 7 - Approved arrangement of north-facing ground floor units

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The plans submitted in conjunction with this application describe extensive changes to the arrangement of ground floor external spaces within the northern and eastern frontages of the development.

Ground floor terrace spaces to easterly and northerly facing units are greatly expanded with the overall area of east and north facing planters reduced from 125.46 sqm as originally approved to 75.4 sqm as now illustrated. This reduction principally occurs as a consequence of planting lost to the front/side of unit A2-00-05 and the loss of planting between terrace spaces front Surry Street for units A1-00-06, A1-00-05, A2-00-02 and A2-00-01.

The submitted plans, further, describe the loss of a secondary ground-level external access to units A1-00-06, A1-00-05 and A2-00-02 and the instatement of an external/stepped ramped access to Core B. Planters would be provided forward of units A1-00-06, A1-00-05 and A2-00-02 with a new planter introduced to the side of unit A1-00-01. The approved stepped/ramped access to Core A would be reconfigured in order to accommodate terraces of increased scale to units A2-00-01 and A2-00-02. The reconfigured arrangement is shown (with annotations) at **Figure 8** below.

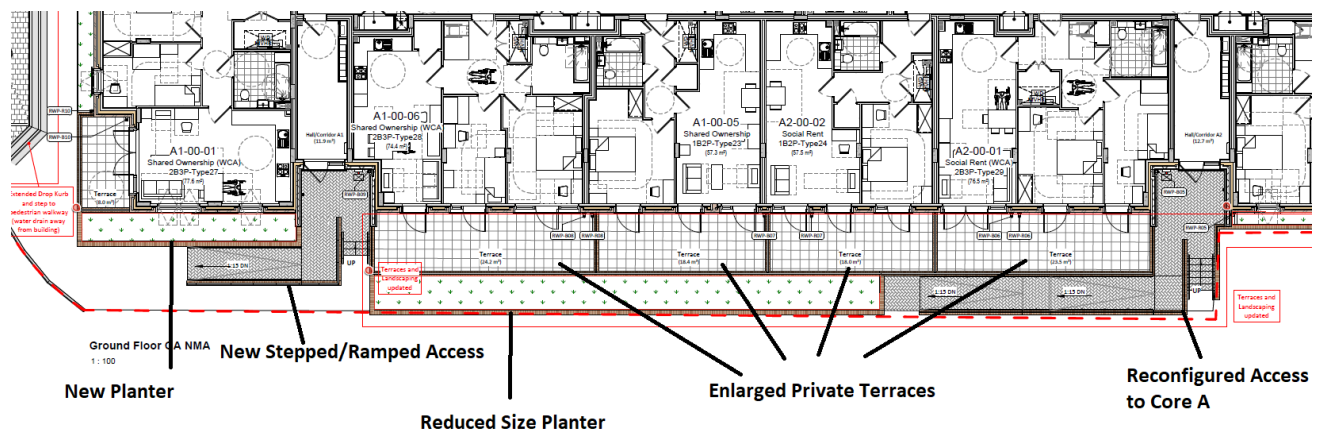


Figure 8 - Described arrangement of east-facing ground floor units

The reconfigured arrangement for the north facing unit is shown at **Figure 9** below. Of note is the greatly increased private terrace serving unit A2-00-05 and the introduction of a secondary (external) ramp leading to this unit for fire fighting purposes.

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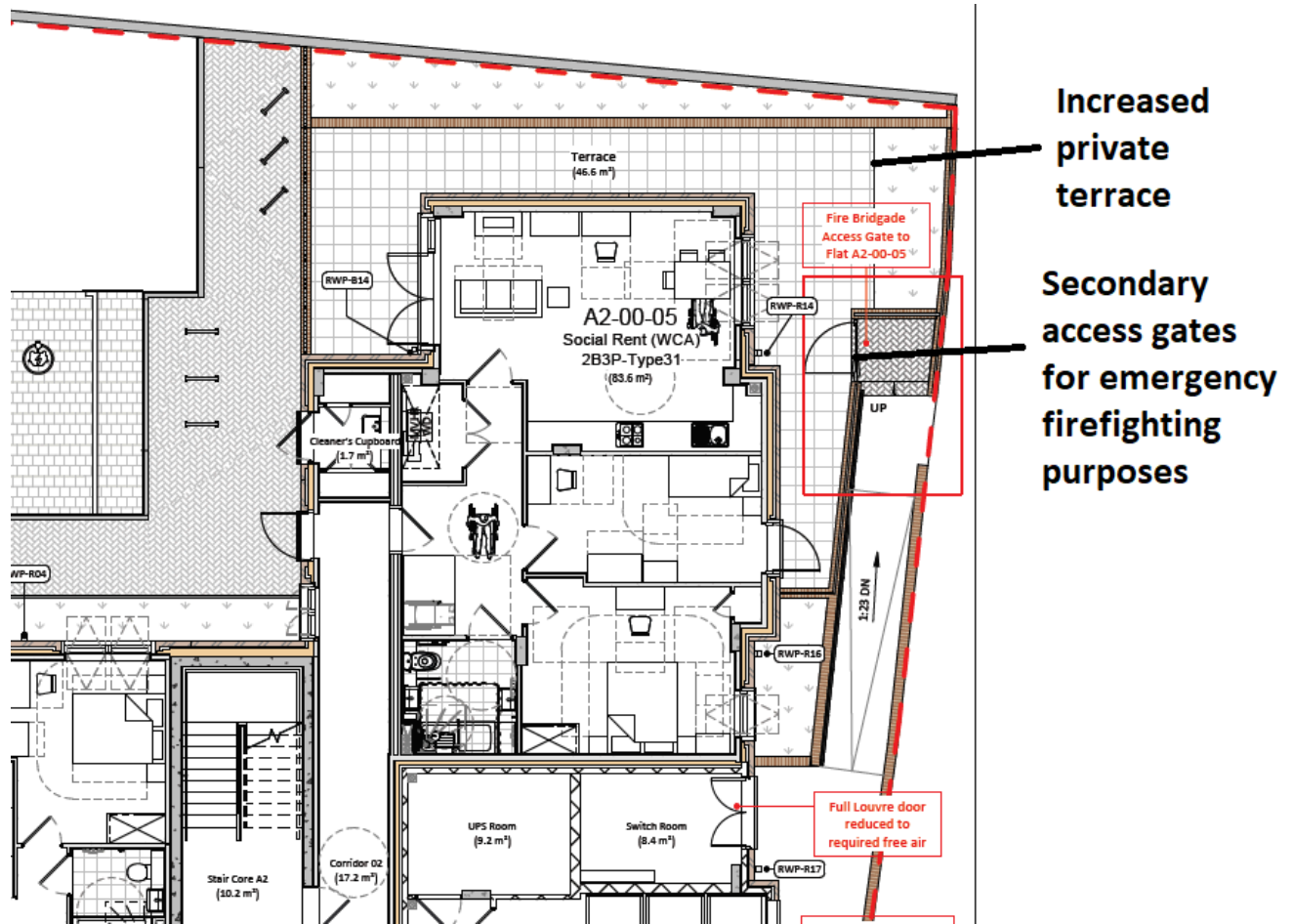


Figure 9 - Described arrangement of north-facing ground floor units

In visual terms the submitted elevations describe the ground floor terraces/ramps to be constructed of a brick plinth matching the main elevations of the building also featuring light-grey metal balustrade/railings consistent with the colouring/finishing of balconies, doors and windows. This arrangement is shown in the (excerpted) eastern elevation included below (**Figure 10**).

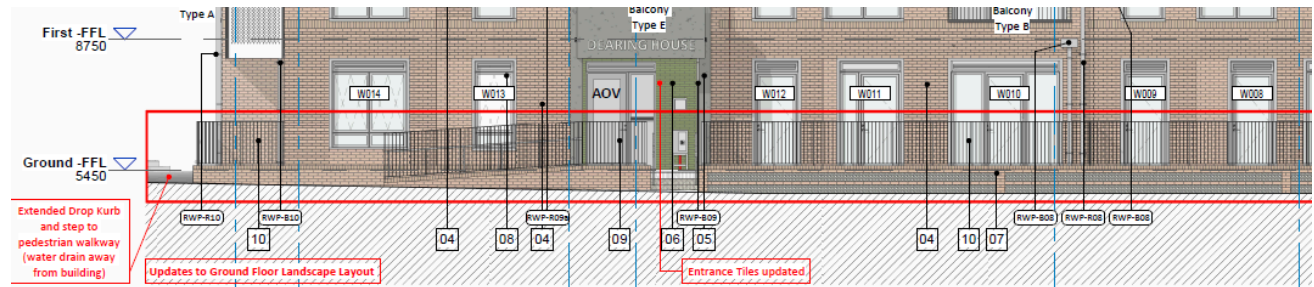


Figure 10 - Described arrangement of eastern elevation (excerpt) (submitted plan)

The originally approved arrangement would have provided a substantially identical material treatment, but omitted railings and balustrading as illustrated in the excerpted eastern elevation below (**Figure 11**).

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Figure 11 - Approved arrangement of the eastern elevation (excerpt) (submitted plan).

Notwithstanding the exact rationale for the amendments described on the submitted plans, these various changes would represent a notable divergence from the approved scheme and its expected relationship with both Ham Road and Surry Street at ground level. The reduced scale and extent of planters reduces opportunities for the introduction of larger structure planting and would leave parts of the main street frontages unrelieved by soft-landscaping. The addition of planting to the east of unit A1-00-01 is not considered to satisfactorily compensate for the loss of soft-landscaping opportunity elsewhere.

Further, while the introduction of railings/balustrade to raised terraces of this nature is somewhat expected, this addition does add to a perception of clutter at street level and reduces the visual simplicity of the buildings eastern and northern elevations as originally illustrated on the approved plans. The arrangement described on the submitted plans, further, is likely to be rendered more complicated by a future requirement/desire to introduce a privacy screen to east external terraces to ground floor terraces associated with units A1-00-06, A1-00-05, A2-00-02 and A2-00-01 given their directly adjacent arrangement and the absence of any separating feature shown on the submitted plans at present.

In these regards, it is considered that the amendments to ground floor terraces and planters would reduce the visual attractiveness of the approved development and result in an unsatisfactory relationship with the surrounding public realm to the detriment of the visual amenity of Surry Street and Ham Road.

It is, however, of direct and significant applicability to the consideration of this amendment, as now described, that plans previously approved pursuant to ref: AWDM/1284/25 describe precisely the same arrangement of planters, pedestrian accesses and railings as now shown.

Plan ref: P646-CAL-ZZ-GF-GA-A-208 Rev PL01 (as approved pursuant to ref: AWDM/1284/25) shows the increased ground floor terraces to units positioned on the respective eastern and northern elevations of the building. An annotation included on the plan, further, confirms that landscaping was to be confined only to areas shaded beige on the plan. The approved ground floor layout is shown at **Figure 12** below.

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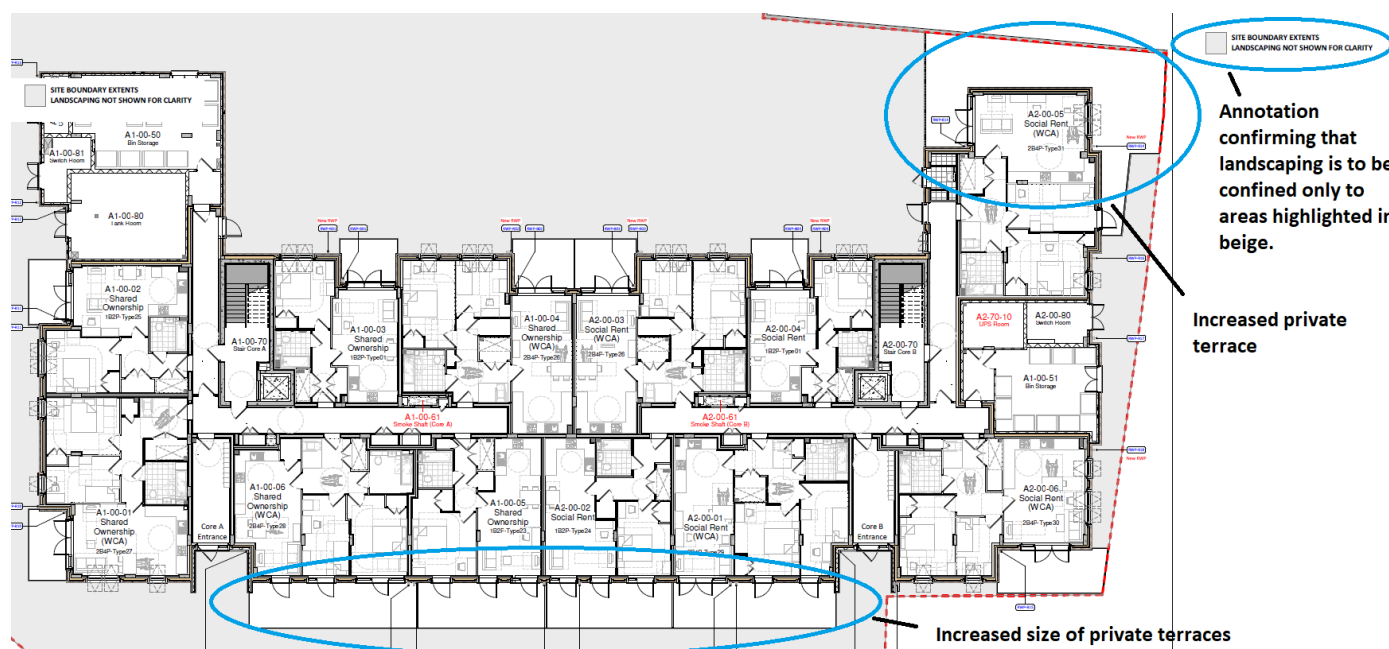


Figure 12 - Approved ground floor layout (ref: AWDM/1284/25).

The eastern (ref: P646-CAL-ZZ-ZZ-EL-A-0313 Rev PL01) and northern (ref: P646-CAL-ZZ-ZZ-EL-A-0310 Rev PL01) approved pursuant to ref: AWD/1284/25 describe exactly the same arrangement to that now depicted, absent the firefighting gates featured to the northern elevation. The approved arrangement is shown in **Figures 13 and 14** below.



Figure 13 - Approved northern elevation (ref: AWDM/1284/25).

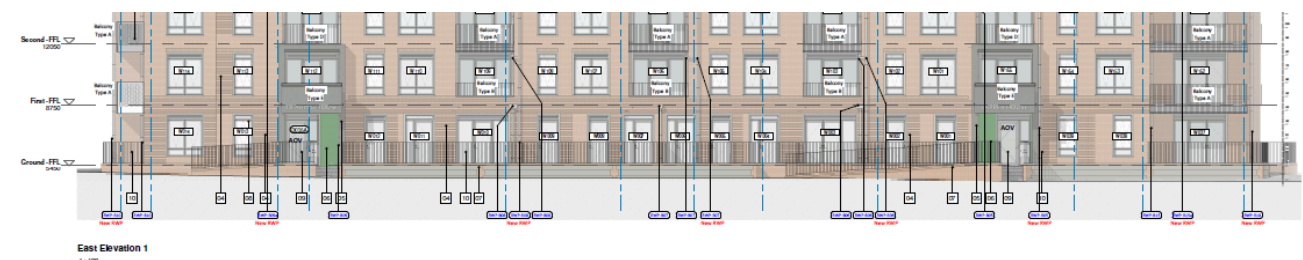


Figure 14 - Approved eastern elevation (ref: AWD/1284/25).

While it is acknowledged that changes to the ground floor layer were not explicitly identified within the preceding description of development, or otherwise highlighted as amendments on the approved plans, these do, nonetheless, represent approved plans and are capable of lawful implementation. The decision previously issued by the Authority is not a 'split'

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decision which would confirm that the Authority's previous refusal of this change, nor is there any other limitation or informative featured on the published decision notice which would suggest that the Council's previous determination was of limited scope.

The implication of the Council's previous determination is that the consequential changes to the street frontage considered above have previously been held to be of a non-material nature. The addition of emergency access gates to the private terracing serving unit A2-00-05 and planting east of unit A1-00-01 would have no greater adverse effect upon the original approval. It is considered, therefore, that the Council holds no credible basis to resist this amendment.

The addition of a planning condition requiring the submission and approval of details of privacy screens to east-facing ground floor terraces, however, is recommended to allow a degree of control over the design and quality of these components and recognising that their future introduction is effectively inevitable given the proximity and arrangement of approved terrace spaces.

4.) Mechanical Ventilation Vents

The submitted plans describe the addition of 4x total Mechanical Ventilation Vents at third storey level to the southern elevation of the approved building as highlighted at **Figure 15** below in blue.

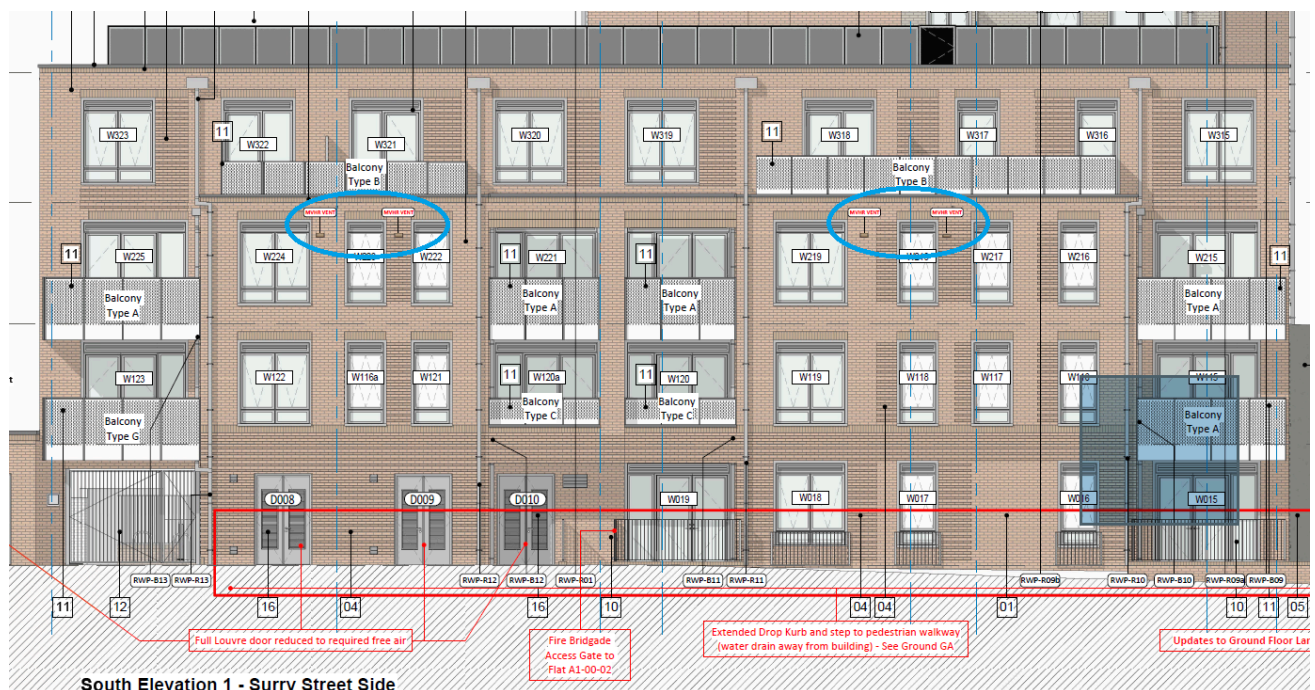


Figure 15 - Southern Elevation (submitted plan)

The proposed vents are very small and positioned at some height. These, further, are featured to a less visually sensitive elevation and set some distance rear of public viewpoints on Surry Street. The addition of these vents is not considered detrimental to the

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design quality of the approved development or its relationship with the character and appearance of its surroundings.

5.) Air conditioning unit

The proposed air-conditioning unit is proposed to be positioned atop the 5th (penultimate) storey of the proposed building and to the northern edge of the 6th storey layer. The positioning of this feature is shown at **Figures 16 and 17** below.

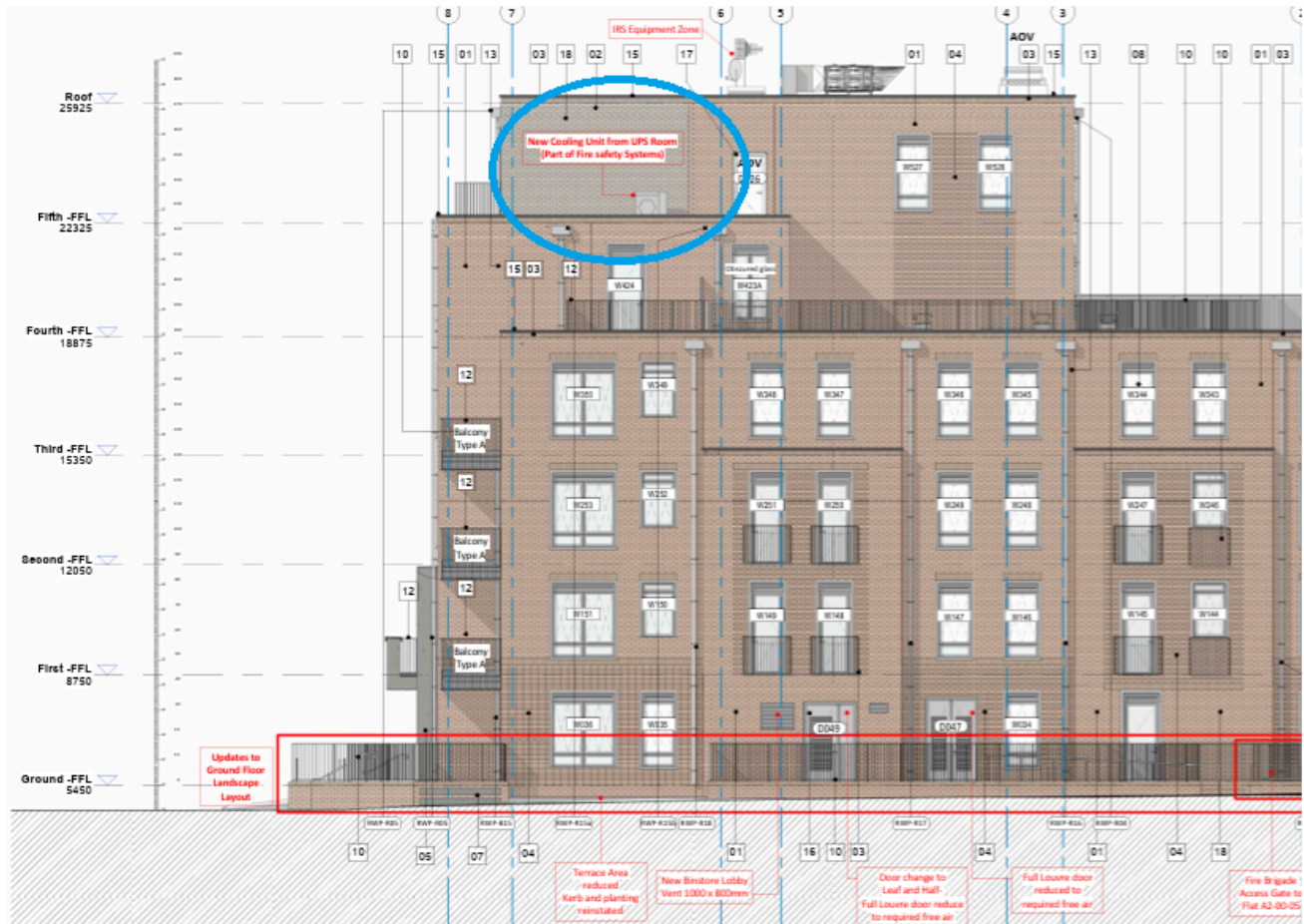


Figure 16 - Northern Elevation (submitted plan)

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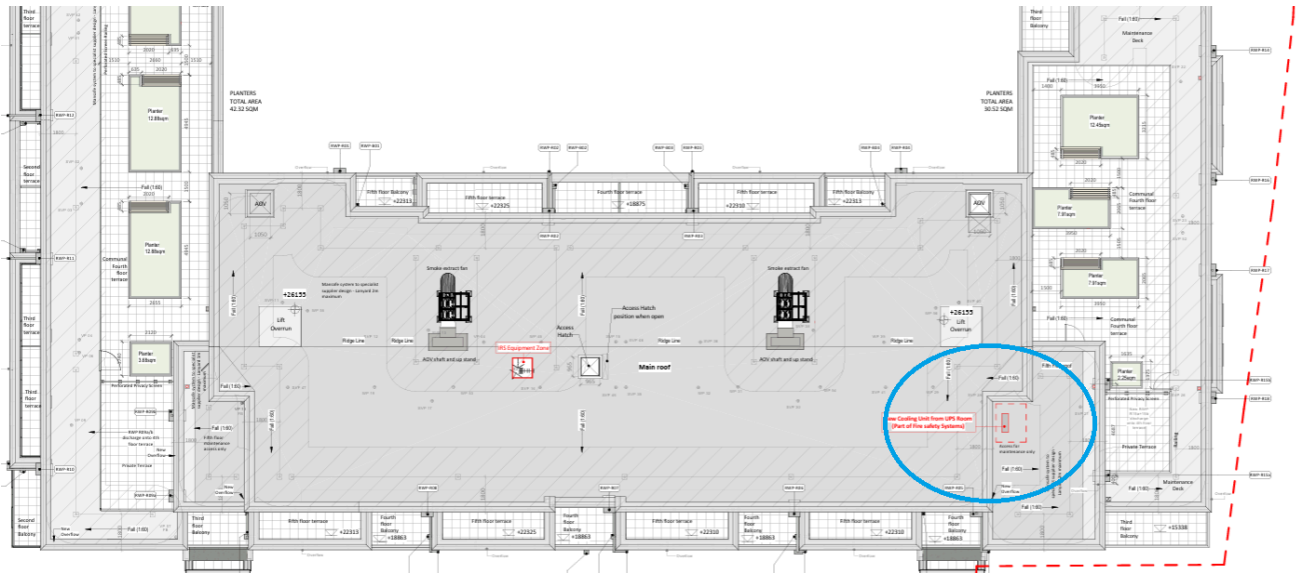


Figure 17 - Roof plan (submitted plan)

As articulated within accompanying documentation to this application, the air-conditioning unit is required to be added in order to maintain optimal temperatures within the universal power system (UPS) room at ground floor level, and to ensure the longevity of associated battery equipment.

The air-conditioning unit is considered to be sensitively positioned, being masked by approved built-form at 6th storey level to the east and south. The unit, further, is shown positioned some distance inset from the 5th storey parapet such that equipment of the height indicated would unlikely prove visible within close proximity to the approved building. The visual effect of this addition, therefore, is deemed to be acceptable.

In terms of acoustic effect, the proposed air-conditioning unit is of domestic specification and positioned away from any window or balcony serving an individual unit. It is not expected, therefore, that the introduction of this unit would adversely influence the living conditions of future occupiers or require additional acoustic insulation beyond that previously approved.

6.) Integrated Reception System (IRS)

The proposals include the addition an Integrated Reception System (IRS) antenna atop the approved 6th storey rooftop. The submitted plans show this as a single centrally positioned antenna which would project a maximum of 1.65m above the approved parapet and positioned. This is shown at **Figure 18** relative eastern elevation of the approved building and at **Figure 19** relative to the approved roof-plan.

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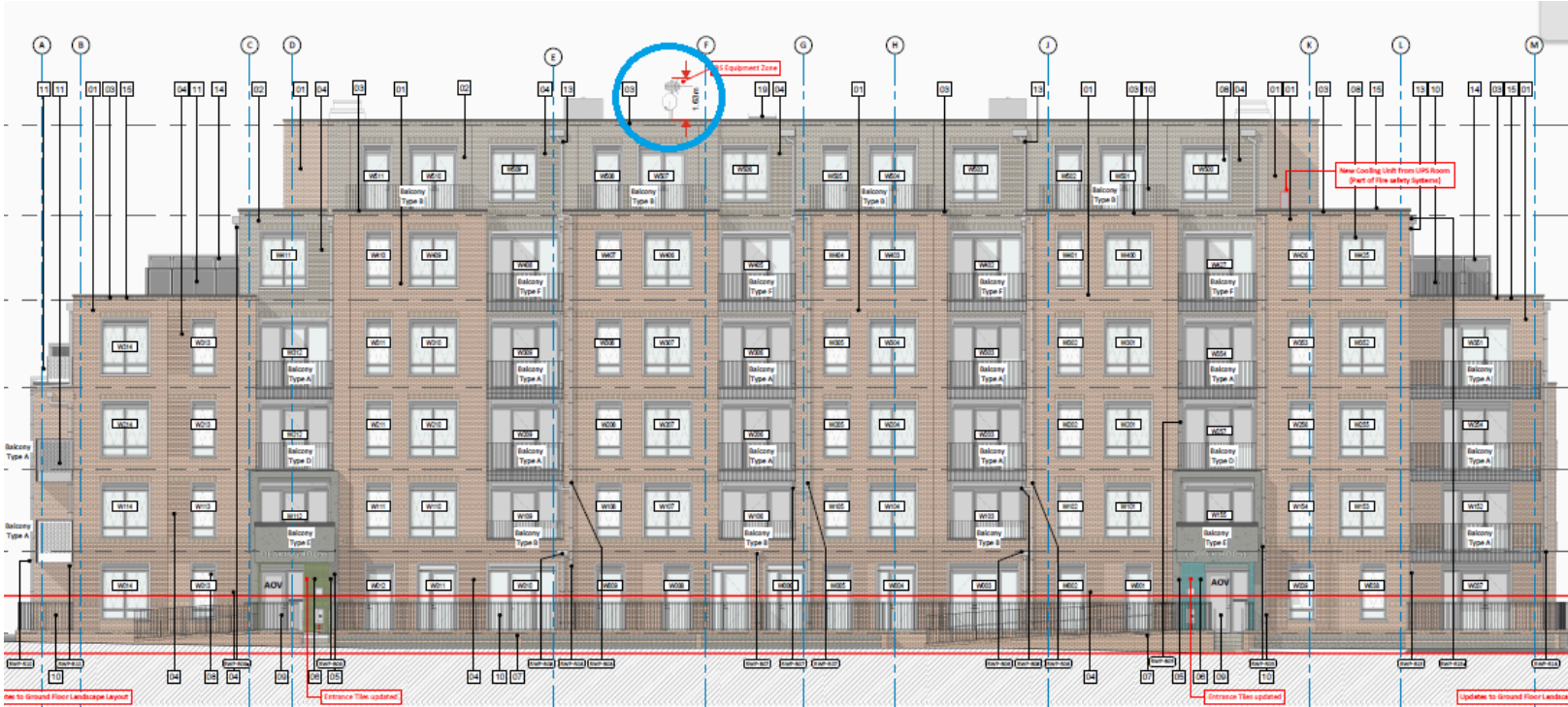


Figure 18 - Eastern elevation (submitted plan)

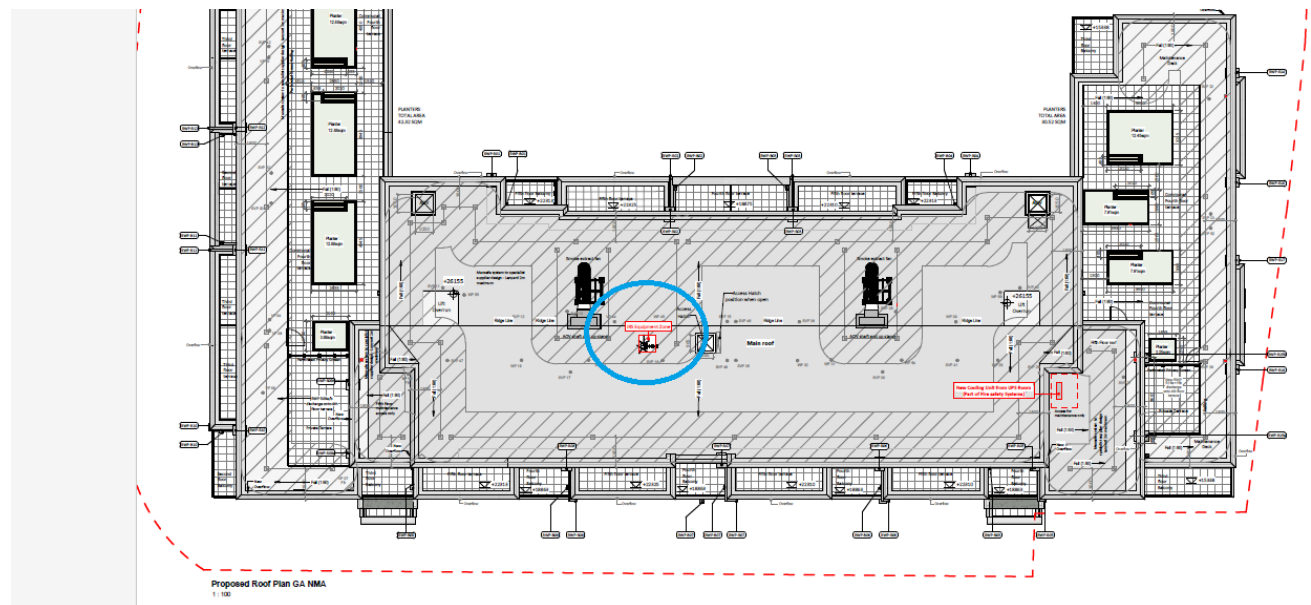


Figure 19 - Roof plan (submitted plan)

A rooftop feature of this height above the 6th storey parapet is expected to prove visible within medium and longer distance views. The submitted plans, however, do show the antenna as a lightweight feature which is considered to be of lesser bulk and massing compared to the rooftop smoke-extract equipment previously approved by NMA pursuant to ref: AWDM/1284/25, notwithstanding its greater height.

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Similar rooftop antenna are present in the nearby environment, including atop the recent Mariners Point apartments and a far larger antenna atop the historic telephone exchange building. Within this context, and recognising that the proposed integrated antenna would prevent the future proliferation of individual antenna, it is not considered that the proposed antenna would harmfully impact upon local character or the setting of nearby heritage assets. The effect of this proposed addition, cumulative with previous rooftop additions, is considered to be acceptable.

7.) Alternative glazed tiles to ground floor entrances:

Supporting documentation submitted in support of this application confirms that originally approved 'feature' tiles featured to the ground floor entrances of both blocks are no longer available for use. As an alternative to the originally approved materials, the applicant proposes two glazed tiles of different colour but similar finish to those previously approved.

The materials schedule provided with the proposals confirms the intended use of a 'Sage Green' glazed tile to the pedestrian entrance to Core A and a 'Sea Glass Mint' glazed tile to the pedestrian entrance to Core B. The colouring of proposed materials, on the submitted schedule, are of a lighter tone to the bolder bright blue and bright green tiles initially approved, though, would remain broadly consistent with the original design intent. The submitted schedule indicates that the proposed tiles would be of a high quality and continue to provide visual interest at both pedestrian entrances to the approved building. The effect of this amendment, therefore, is considered to be acceptable.

The original approval was issued subject to a condition (No. 3), which *inter alia*, reserved details of external materials for future approval as part A to condition No. 3. The wording of condition No.3, as featured on the original is below for reference:-

03. ***"Materials, Detailing and Obscure Glazing***

With the exception of any demolition works or works below ground level, no development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority and all development pursuant to this permission shall be carried out and permanently maintained in full accordance with details thereby approved:

- a) details and samples of the materials to be used on all external faces of the building including colours and finishes;*
- b) details, including 1:20 drawings and profiles of external doors; windows doors and frames; roof intersections, soffits, parapets & cappings; and external hand-rails;*
- c) details, including 1:20 drawings and profiles of balustrades and balcony screens, (which shall be at least 1.25m in height above the balcony floors) and balcony soffits; balcony screens on the south elevation shall also be designed of such material*

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and type as to minimise risk of overlooking of neighbours to the south;

d) details of obscure glazing (equivalent to Pilkington level 4 obscuration) to the three corridor/landing and staircase windows at the fifth floor on the south elevation, which shall also be fixed and unopenable up to at least 1.7m above internal floor level;

e) external utility cabinets, their location, size, design, materials, colours and finish and any associated ducting.

This condition shall apply notwithstanding any information contained in the current application

Reason: *In the interests of visual amenity, the character of the setting of the Shoreham conservation area, the setting of listed buildings and to safeguard neighbouring amenities and privacy in accordance with policies 15 & 17 of the Adur Local Plan 2017”*

Details reserved by Condition No.3 were approved pursuant to ref: AWDM/1172/22 on 29.06.2023.

S.96a(3) to the Act confers, in making a change to a planning permission by way of a S.96a approval, the power to impose new conditions and/or to remove or alter existing conditions. In order to ensure that a decision notice is produced which reflects the revised materials schedule now proposed, it is the suggestion that officers that Condition No.3 be split into part (a) (external materials) and part (b) (detailing and obscure glazing) to ensure that the integrity of unrelated details approved pursuant to ref: AWDM/1172/22 is not compromised by this determination.

8 and 9.) Brick Fire Screens and Associated Plinths:

The original approval featured traditional privacy screens to recessed balconies featured to units positioned within the respective southern (1st to 3rd storey) and western (1st to 4th storey) elevations.

The proposal seeks the replacement of traditional balcony screens featured to recessed balconies with a single-skin brick-wall and associated supporting brick-plinth across relevant storeys. This change is understood to follow the recommendation of the applicants fire-consultant and to reflect the introduction of more stringent fire safety regulations subsequent to the original approval.

Figure 20 shows the locations of proposed privacy screens and plinths (mirrored across all relevant storeys). **Figures 21 and 22** show the proposed fire-rated screens set against their respective elevations. The materials schedule submitted in support of this application confirms that the proposed brick screens and plinths would be constructed of a brick designed to match that employed to the main elevations of the approved building.

[illegible]

Figure 21 - South Elevation (submitted plan)

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Figure 22 - West Elevation (submitted plan)

As recessed features both the existing and proposed privacy screens would be contained within the footprint of the approved building. These, further, are featured to the secondary elevations of the approved building, facing away from Surry Street and Ham Road. It is not considered that the recessed balconies, and the treatment of privacy screens within, would present as prominent features of the approved building.

There is limited evidence that the traditional privacy screens featured within the originally approved scheme was assessed to be an important component of the original approval or otherwise advantageous to the quality of design. The use of brick screens of matching brickwork in lieu of metal screens is considered to have a neutral effect upon the design quality of the approved building with no adverse effects upon local character.

10.) Vehicular entrance gate:

The originally approved development featured a metal entrance gate set within the southern elevation of the building and affording access to a rear car-park by way of undercroft. The originally approved plans showed this gate to be supported only off approved brickwork.

The proposals show a gate of effectively the same style and size as the approved entrance gate, though, alternatively supported by freestanding metal-frame. This is shown within the visualisation included at **Figure 23** below. This change is considered negligible within the context of a development of the scale approved and considered to have no detrimental effect upon the quality of design or its relationship with its surroundings.



Figure 23 - Proposed gate (visualisation contained within supporting document)

Conclusions:

Overall, it is considered that the effects of the proposed amendments, cumulative with those previously consented, would prove consistent with the effects of the approved development. While, as assessed above, changes described to the treatment of ground floor landscaping and external terraces are considered detrimental to the quality of the approved development, these changes are already subsumed within previous amendments and are capable of lawful implementation. No reasonable objection, therefore, can be raised to this addition.

It is not considered that the proposed amendments would adversely influence the sustainable credentials of the approved building, highway safety or operation, ecology or flood-risk.

It is recommended that this amendment pursuant to S.96a(1) be granted, subject to a revised composition of condition No.3 separating the treatment of materials from other details and an additional treatment requiring the submission of details in respect of necessary privacy screens to ground floor east facing terraces.

Recommendation: Approve

Conditions:

03(a) - External Materials

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All external materials to be used in the development authorised by this permission shall be carried out and permanently maintained in accordance with the Internal and External Finishes Schedule (ref: P646-CAL-XX-XX-SH-A-1310 Rev T02) (dated 25.03.2026).

Reason: In the interests of visual amenity, the character of the setting of the Shoreham conservation area, the setting of listed buildings in accordance with policies 15 & 17 of the Adur Local Plan 2017”

03(b) - Detailing and Obscure Glazing

With the exception of external materials, the following components of the development authorised by this permission shall be carried out strictly in accordance with details previously approved by the Local Planning Authority pursuant to ref: AWDm/1172/22

b) details, including 1:20 drawings and profiles of external doors; windows doors and frames; roof intersections, soffits, parapets & cappings; and external hand-rails;

c) details, including 1:20 drawings and profiles of balustrades and balcony screens to projecting balconies, (which shall be at least 1.25m in height above the balcony floors) and balcony soffits and balcony screens;

d) details of obscure glazing (equivalent to Pilkington level 4 obscuration) to the three corridor/landing and staircase windows at the fifth floor on the south elevation, which shall also be fixed and unopenable up to at least 1.7m above internal floor level;

e) external utility cabinets, including details of their location, size, design, materials, colours and finish and any associated ducting.

Reason: In the interests of visual amenity, the character of the setting of the Shoreham conservation area, the setting of listed buildings and to safeguard neighbouring amenities and privacy in accordance with policies 15 & 17 of the Adur Local Plan 2017

26 - Privacy Screens, Ground Floor East Facing Terraces

Prior to the first occupation of approved units A1-00-06, A1-00-05, A2-00-02 and A2-00-01 (as categorised on approved plan ref: P646-CAL-ZZ-GF-GA-A-0280 Rev PL03, dated 25.03.2026), details of privacy screens separating ground floor external terraces shall be submitted to and approved by the Local Planning Authority in writing. The details to be submitted shall include plans and details confirming the height, positions, extent, composition, and use of materials to privacy screens.

Privacy screens shall, thereafter, be installed in accordance with the approved details in advance of the first occupation of relevant units and retained as such thereafter.

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Reason: To ensure that future occupiers are not exposed to unacceptable levels of overlooking from adjacent terrace spaces and to afford control to the Local Planning Authority as to the design, quality and appearance of privacy screens in accordance with Policy 17 of the Adur Local Plan (2017).

Case Officer: Giles Holbrook

Date: 07.04.2026

Authorised by: Gary Peck

Date: 9 April 2026