Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0564/13

Site: **Norfolk House, High Street, Shoreham-By-Sea**

Proposal: **Application for a non-material amendment to AWDM/0871/11 to include addition of a side light to front door, addition of roller shutters to entrance of car ports, inclusion of a door from coat room opening onto the river front at ground floor level, the inclusion of louvres with structural glass above to the opening at the end of the car port that fronts the river, in substitution of the 1100mm high guard railing, the inclusion of a full height window within the inset balcony at second floor, substitution of the 1100mm high painted metal guard railing to third floor balcony and inclusion of plateau style roof lights above the stairwell.**

Date of site visit: 6 June 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application seeks non-material minor amendments to the permission granted under reference AWDM/0871/11 including:

- addition of a side light to the front doors
- addition of roller shutters to the entrance of the car ports
- inclusion of a door from coat room opening onto river front at ground level
- the inclusion of louvres with structural glass above to the opening at the end of the car port that fronts the river in substitution of the 1100mm high guard railing
- inclusion of a full height window within the inset balcony at second floor
- substitution of metal guard railing to the third floor balconies with structural glass guarding
- inclusion of plateau style rooflights above the stairwells

The site is located on the riverside to the rear of Britannia House on the south side of the High Street (A259), and rear of a single-storey shop ('Tanfastique') to the east of The Bridge public house. The existing building, Norfolk House, is a three-storey double pitch-roofed office block built in the 1960s. It has been used by various Government departments, in recent years leased to the DSS. It has 34 parking spaces including a block of 8 garages along the western side boundary. Vehicular access from the High Street is adjacent to

the western side boundary, with the vehicular exit on the east side (which also serves a public hard). The site is at a lower level than the High Street.

Britannia House, on the street frontage, is a three-storey building with shops and commercial uses on the ground floor facing the High Street with 8 residential maisonettes above. Parking for this building is directly to the rear and separated from that of Norfolk House by a metal tubular fence. Eastwards of this is Riverside House, a three-storey block on the High Street frontage plus a lower two-storey block (Flats 9-14) with small gardens on the riverside.

Relevant site history

Planning permission was granted in 2012 for the conversion of existing office block into 8 three-bedroom terraced houses (remodelled into a flat-roofed four-storey building); with addition of a three-bedroom house at east end; redevelopment of garage block at west end with two-storey flat-roofed offices; including provision of 23 car parking spaces and 10 cycle spaces (reference AWDM/0871/11)

Consultations

None undertaken

Representations

None received

Relevant Planning Policies

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

Planning Assessment

Visual amenity

The proposed alterations will have a limited visual impact. The main change will be the roller doors to the car ports but as these are on the ground floor of the northern elevation such a change will not be especially visible in the wider street scene and subject to appropriate materials being used, it is not considered there is any objection to this part of the proposal.

The other changes are minor and are not considered to compromise the overall integrity of the design.

Residential amenity

The proposed amendments are minor alterations which do not have a harmful impact on neighbouring residential amenity.

Recommendation

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

Drawing No. GHS-147-200 rev A received 14 May 2013
Drawing No. GHS-147-001 received 14 May 2013
Drawing No. GHS-147-140 rev A received 14 May 2013
Drawing No. GHS-147-150 rev B received 14 May 2013
Drawing No. GHS-147-160 rev B received 14 May 2013
Drawing No. GHS-147-170 rev B received 14 May 2013
Drawing No. GHS-147-180 received 14 May 2013

Please note that the existing planning permission AWDM/0871/11 still stands and that the conditions imposed upon it continue to apply to the development except that the plans can be substituted for Drawing Nos:

GHS-147-01 rev D
GHS-147-02 rev D
GHS-147-03 rev D
GHS-147-04 rev D
GHS-147-06 rev B (except those parts of the plan relating to the office block)

dated October 2011

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

Case Officer: Gary Peck Date: 24 June 2013

Authorised by: [redacted] Date: 24th June 2013