Development Management – Delegated Officer Report

Application Number: AWDM/0447/20 Recommendation: APPROVE

Site: Adur Community Pool, Kingston Broadway, Shoreham-By-Sea

Proposal: Non-material amendment to approved application AWDM/1144/19 for alterations to proposed roof details

Date of Site Visit: Site viewed from road

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

This application seeks a non material amendment to the approved roof details for an approved extension to a community swimming pool building.

The application site comprises a single storey building to the north of Kingston Broadway and east of the Holmbush roundabout.

Planning History:

Planning permission was granted in 2019 for a *Single-storey side extension to east elevation to provide additional changing rooms* (AWDM/1144/19). Permission had originally been granted in 2016 but was not implemented and hence renewed by the latter permission.

Consultations:

None undertaken

Representations:

None received

Relevant Planning Policies:

Adur Local Plan (2017):

Policies 15: Quality of the Built Environment and Public Realm, 29: Delivering Infrastructure and 32: Open Space, Recreation and Leisure

National Planning Policy Framework (CLG 2019)

Planning Practice Guidance (CLG 2014)

Planning Assessment

The previous application was straightforward in that the extension effectively infills an area on the site that had for some time been occupied by a temporary structure with a permanent building. This will not only improve the visual quality of the area, therefore, but also extend a well used community facility.

The amendment seeks a revision to the roof tiles from a terracotta finish shown on the original plans (which strictly speaking may not have been a matching material as required by the conditions) with a granular brown tile which will better reflect the existing building and would be similar to the brick colouring of the far more prominent building immediately to the east.

There is also a minor step/recess arrangement required in the roof line at gutter level. This would have a negligible visual impact.

The proposed non material amendment 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:-

Drawing number 200 0001 rev P1 received 5 May 2020

…….. existing planning permission AWDM/1144/19 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. 200 0001 rev T3 received 23 July 2019

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

Case Officer:	Gary Peck	Date:	9 June 2020
Authorised by:	James Appleton	Date:	10 July 2020