Development Management – Delegated Officer Report

Application Number: **AWDM/1475/18** **Recommendation: APPROVE**

Site: **Former Garage Block, Britannia House, High Street, Shoreham-By-Sea**

Proposal: **Non Material Amendment to previously approved AWDM/0091/17 to amend the centre two garages to a double garage and provide double garage door in similar style, colour and materials to the single garages either side**

Date of Site Visit: **11 October**

Neighbours Checked: N/A

Additional neighbour notification: N/A

Proposal, Site and Surroundings:

This application seeks a non material amendment to amend the centre two garages to a double garage and provide double garage door in similar style, colour and materials to the single garages either side

The new building appears to be substantially complete with the area the subject of the application currently open but fenced off. The garage doors to either side have been completed.

The boundary wall behind the garages is still in situ beyond which is The Bridge public house which has windows facing the site. To the north east is Britannia House which has shops and commercial uses on its ground floor and maisonettes facing south. 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.

Planning History:

Planning permission granted in 2015 for *Demolition of existing garage block and construction of 4 no. garages and 1 no. studio unit and communal common room and kitchen area on ground floor with an additional 5 no. studio units at first floor (6 no. units in total) for student accommodation; cycle and refuse storage at ground floor level.* (AWDM/0606/15). The permission has not been implemented.

Minor material amendment to the permission granted under reference AWDM/0606/15 for the *Demolition of existing garage block and construction of 4 no. garages and 1 no. studio unit and communal common room and kitchen area on ground floor with an additional 5 no. studio units at first floor (6 no. units in total) for student accommodation; cycle and refuse storage at ground floor level* granted permission earlier in 2017 under reference AWDM/0091/17. This permission allowed a slightly greater height and fenestration alterations.

Variation of Condition 9 of AWDM/0091/17 to remove the restriction on the use of parking spaces to only vehicles incidental to the use of the proposed student accommodation, granted permission in October 2017.

Consultations:

No comments received

Representations:

No comments received

Relevant Planning Policies:

Adur Local Plan: Policy 15
National Planning Policy Framework (CLG 2018)
Planning Practice Guidance (CLG 2014)

Planning Assessment

Following the previous permission to remove the restriction on the car parking spaces being incidental to the overall use of the building, there appears little impact of the central garaging being used as a double garage rather than 2 single garages. Provided the doors are in the same style as those already installed either side, there would not be any discernible impact upon the appearance of the building and it could be said that the double central doors will counterbalance the single doors to either side.

It is considered that the proposal is acceptable therefore.

Recommendation

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

Proposed Elevations Drawing Number: BC-306-04 (as amended 25 September 2018) and received 27 September 2018

..... existing planning permission AWDM/0091/17 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for:

Proposed Elevations Drawing Number: BC-306-04 received 10 February 2017

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

Case Officer: [redacted] Date: 19/10/2018

Authorised by: [redacted] Date: 25/10/2018