Development Management - Delegated Officer Report

Application Number: AWDM/0915/17 Recommendation – Approve

Site: Land South Of 14 Ring Road, Norbury Drive, Lancing

Proposal: Non-material amendment to approved AWDM/1272/15 for changes to timber cladding areas on the house, windows and door fenestration and positions; privacy screening to first floor terrace to show an increased height of the side masonry wall for structural reason; downpipes and rainwater goods to anthracite grey uPVC; changes to the paths to the houses in layout and finish to porcelain tiles; side doors added to the garages, garage door shown as one large door to each garage rather 2x smaller doors, lights shown on the garages to the elevation with the main garage door; utility rooms omitted; changes to the timber privacy screen to house one kitchen window at first floor level; confirmation of the elevation of the driveway vehicle and pedestrian gate, changes to the north boundary from timber fences to a rendered wall, change to garage doors and entrance gates details

Date of site visit: 7 September 2020

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

Planning permission was granted in March 2016 for 2 no. detached two storey dwellings with new vehicular access formed from Norbury Drive, on land at the rear of 14 Ring Road (AWDM/1272/15).

This application seeks approval for several non material amendments to this permission as listed in the description. Work is largely finished on the construction of the houses and the amendments sought are, on the whole, retrospective.

Relevant site history

AWDM/1272/15 - 2 no. detached two storey dwellings with new vehicular access formed from Norbury Drive – approved

Consultations

None carried out

Representations

No public consultation carried out due to non material nature of the amendments

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Visual amenity

The amendments are minor in nature and do not have a significant visual impact. The development is largely hidden from the street and only the entrance gates are visible. Their proposed appearance, consisting of vertical cedar boards with black powder coated posts and frame, is acceptable.

Residential amenity

The amendments are minor and largely cosmetic. However, details of the privacy screen for the first floor kitchen window of the house nearest to 46 Mill Road have been included. The timber louvre was demonstrated on site and was found to effectively prevent views towards the conservatory at No.46, thereby protecting the privacy of those occupants.

Other alterations do not result in adverse impacts to neighbouring residents and can be approved.

Recommendation

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

Drawing No. BR01E, BR02G, BR03E, BR04C received 10 September 2020

…….. existing planning permission AWDM/1272/15 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for the floor plans and elevations previously approved

Case Officer: Peter Barnett Date: 28 September 2020

Authorised by: Gary Peck Date: 28 September 2020