Expiry Date – 12/7 EOT agreed to 30/7

Development Control – Delegated Officer Report

Application Number: AWDM/0858/21 Recommendation – Refuse

Site: Chapel of Rest, West Street, Sompting

Proposal: **Infilling of 3no. existing windows to north side with matching flint, new decking level for flush entrance, render to existing brick wall and pier and existing entrance door replaced with full height glazing, existing window altered to form new glazed entrance door and vertical slot window, south side extension rendered , existing window replaced and height increased and green roof added.**

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 24/6

Site and Surroundings

This application relates to a detached single storey flint faced building on the south side of West Street and corner of Busticle Lane. There is no first floor despite first floor gable windows. The building is modest in scale and has a slate roof with a low eaves on the West Street pavement edge and is barn ended at its east and west ends. It includes quoining details round the windows and on the building edges as well as a contrasting brick on the gables.

It sits amongst a cluster of other flint buildings, now in residential use, which sit behind attractive flint walls. The building is used by Tribe as a Chapel of Rest. Tribe are a local firm with a number of sites nearby. There are two parking spaces on the south side accessed from West Street via a shared access.

The site is not in a conservation area and is not statutorily listed. However, the building is identified on old O.S maps as being at least mid Victorian in age and therefore considered to be a heritage asset. Sompting conservation area is nearly 1km to the west with the nearest listed building, Rectory House, 250m west.

Proposal

Planning permission is sought to improve the main entrance by removing a step by lifting the floor in this area and rearranging the entrance door and window. The south elevation includes an extension. It is proposed to render this, alter the window opening and to add a green roof. The three windows in the north side wall are to be infilled in matching flint. Previously proposed cladding to all sides of the building has been

removed from the proposal. A separate application for advertisement consent has also been withdrawn (AWDM/0859/21 refers).

Relevant Planning History

AWDM/0859/21 - 'Halo' illuminated stainless steel lettering to north and east elevations. Withdrawn.

Consultations

Health: No objection.

Representations

One letter of response to the second neighbour notification on the revised application from occupants of Wheelwrights Cottage summarized as follows:

The painted render proposed would be out of keeping with the local cottages and area. Switching the entrance door from north to west facing will mean it faces the front door and WC window at Wheelwrights Cottage. This will result in a mutual loss of privacy.

14 letters of objection to the original application, including one from Parish Councillor Aulton, to summarized as follows:

Out of keeping, an eyesore. It will look like a windowless plastic clad shed.
Unsympathetic to the history of the building and area.
Other neighbours have maintained their flint buildings in good order and extended in flint to be sympathetic.
Edge of conservation area.
Encroachment.
Whilst an architectural ‘make over’ can assist in business expansion this is a heavy handed approach.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2, 15, 16 and 17

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Neighbour amenity

The owners of Wheelwrights Cottage do not wish to see the entrance door relocated into the west facing wall for privacy reasons. The west facing wall of the application site already includes full height glazing. Switching the position of the entrance door 90 degrees will make little difference to the degree of mutual overlooking that will result in this entrance area. In addition there is a separation distance of approximately 9 metres across a driveway and some soft landscaping between the two points.

Character

The revised proposal will improve access to the building at the main entrance on the north/west sides of the building. The addition on the south side of the building is not original to it. The proposed rendering of it, new window and 'green roof' will not be out of character. Rendering and painting the low brick wall and pier on the north/west sides nearest the main entrance will also not be harmful to character. This brick wall and pier are not original to the building and do not include any flint work. A small area of painted render will not significantly detract from the character of the original building or area.

Blocking up the existing north side windows will create a blank façade but if properly executed with matching flint and mortar these works are acceptable. This applies equally to the closing of the gable windows. The applicant has accepted a pre-commencement condition to further scrutinise the intended flint and mortar.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years
3. Samples of flints/mortar works

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Yes.

Case Officer signed: MOK Date: 27.7.21

Authorised and signed by: Peter Barnett Date: 27 July 2021