Expiry Date - 11/02/2011

Development Control – Delegated Officer Report

Application Number: ADC/0488/10 **Recommendation – Permit Application**

Site: **Telephone Exchange 6 South Street Lancing West Sussex**

Proposal: **Removal of glazed panels and installation of 3 no. metal louvres on north, south and west elevations**

The Application

The application property is the telephone exchange at the rear of buildings in South Street. It is proposed to replace glazed panels on the building with metal louvers in three locations, on the north, south and west elevations. The louvers are to provide ventilation for internal cooling equipment. The louvres are to be silver coloured and will match existing louvres on the building.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objection but express concerns about the access to the garage and parking space.

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The building is located at the rear of South Street but is prominent in views across the Asda car park. The proposed alterations, however, are minor works and will not be out of keeping with the rather functional appearance of the building.

Residential amenity

The works will not result in any harm to residential amenity. Elm Grove Lodge lies to the southwest of the site but no overlooking will occur.

Parking and access

The comments of the Parish Council with regard to parking and access are noted but they are not considered to be relevant to the consideration of this application. The proposal is for metal louvres only which does not affect parking issues on the site.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. This permission relates to the following approved plans date stamped received 18 November 2010:

Expiry Date - 11/02/2011

Location Plan (SCA/1020/01), Block Plan (SCA/1020/02), Proposed First Floor Plan (SCA/1020/03), Proposed Elevations (SCA/1020/040
Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 14 January 2011