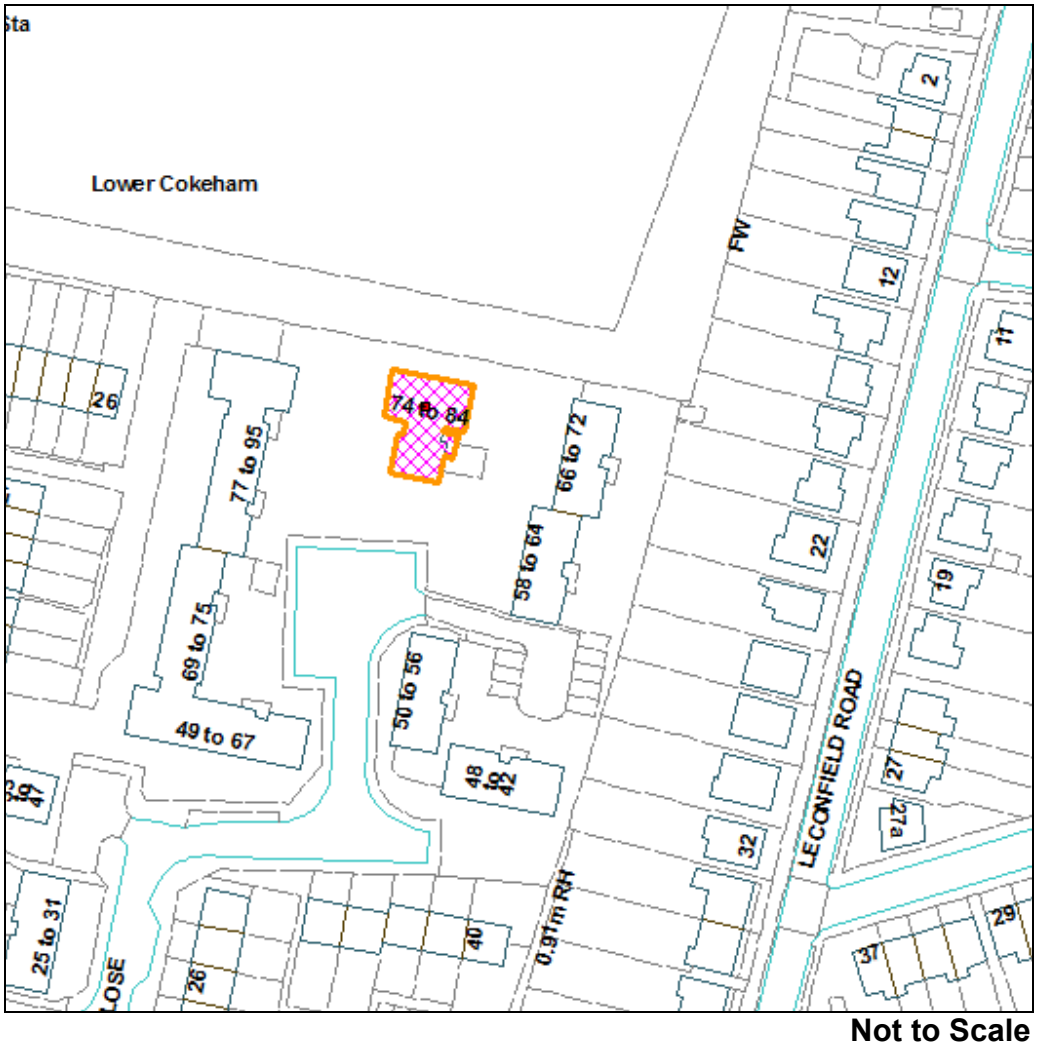
Application Number: AWDM/1962/17 **Recommendation – APPROVE**

Site: **Block 74 to 84 Bushby Close, Sompting**

Proposal: **Replacement front and rear doors, side lights and glazed screens to communal entrances on east and west elevations and replacement roof covering to bin store on east elevation.**

Applicant: Adur Homes Ward: Peverel
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application relates to a two storey block of flats in Bushby Close, to the south of Croshaw Recreation Ground. The building is T-shaped with a flat-roofed glazed link

between the two building elements. Bushby Close is a cul-de-sac and there are similar blocks of flats on three sides of the site.

It is proposed to replace the existing timber framed entrance doors on the east and west sides of the building with a new steel or aluminium framed glazed doors, powder coated grey, to enable 'secure by Design' access control, security robustness and level accessibility. At first floor, the timber framed glazing is to be replaced with aluminium or PVCu frames.

On the east side of the building an existing felt-roofed canopy by the entrance, which extends over the bin store, is to be replaced with a more robust roofing system such as rubber or GRP.

The long term aim is to carry out similar works to the other blocks in the estate but Block 74-84 has been identified as a high priority in terms of its condition.

The application is being reported to the Planning Committee as the application has been made by Adur Homes.

Consultations

Adur and Worthing Councils: The **Environmental Health** Officer has no adverse comments to make.

Sompting Parish Council: Support application

Representations

1 letter received from an unspecified address:

- Please can residents be kept informed of the proposed works.
- The entrances are past their best but they do provide safe and secure exteriors to the flat residences.
- Please could any future works be practical and economical and any costs to residents be as minimal as possible and be fairly distributed.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (March 2012)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Visual amenity

The proposed development is relatively minor and will have little impact on the wider area. However, it will upgrade and enhance the entrance to the building to the benefit of its overall appearance and it is considered that the application can be supported.

Residential amenity

The development will have no adverse impact on the amenities of any residents.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

19th February 2018