expires 27/2

Development Control – Delegated Officer Report

Application Number: ADC/0590/08 **Recommendation - Application Permitted**

Site: **Police Station Ham Road Shoreham-by-Sea West Sussex**

Proposal: **Raising of parapet wall (by 0.25m incl. new aluminium capping) on front two-storey block (and re-covering of flat roof and provision of seagull deterrent netting)**

The Application

Shoreham Police Station sits on the south side of Ham Road, close to the junction with Brunswick Road, just outside the Conservation Area. It is a three storey pitched roofed building with a smaller, two storey flat roofed building projecting at the front on the north west corner.

The roof of this smaller building needs re-covering in a dark grey mineral chipping membrane with an increased thickness of insulation which requires the parapet wall to be raised in height by approximately 0.25m. Existing seagull deterrent netting is to be renewed and cover the entire roof area.

Consultations and Representations

Consultations/Comments

None

Third Parties

None received

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (ADC 1996) (saved policies): AG1, ACS5

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy ACS5 supports proposals to develop, extend or improve community facilities, such as police stations.

Visual amenity and character

The existing building is a prominent feature in Ham Road but is not of a particularly attractive design or appearance. The raising of the parapet will slightly increase the height of the flat roofed building and will result in white coloured aluminium coping to replace the existing concrete but it is not considered that the increase or change in material will be result in any increased visual harm to the area. The white coping would reflect the fascia of the existing 3 storey building and would not appear unduly out of keeping.

Residential amenity

The building is within a mixed use area with a number of commercial properties in close proximity but also some residential. However, the works will not result in an increased height to an extent that will cause any loss of light or outlook to neighbouring properties.

Recommendation

APPROVE for reason that :-

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Subject to

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Case Officer..... Date..30/11/09