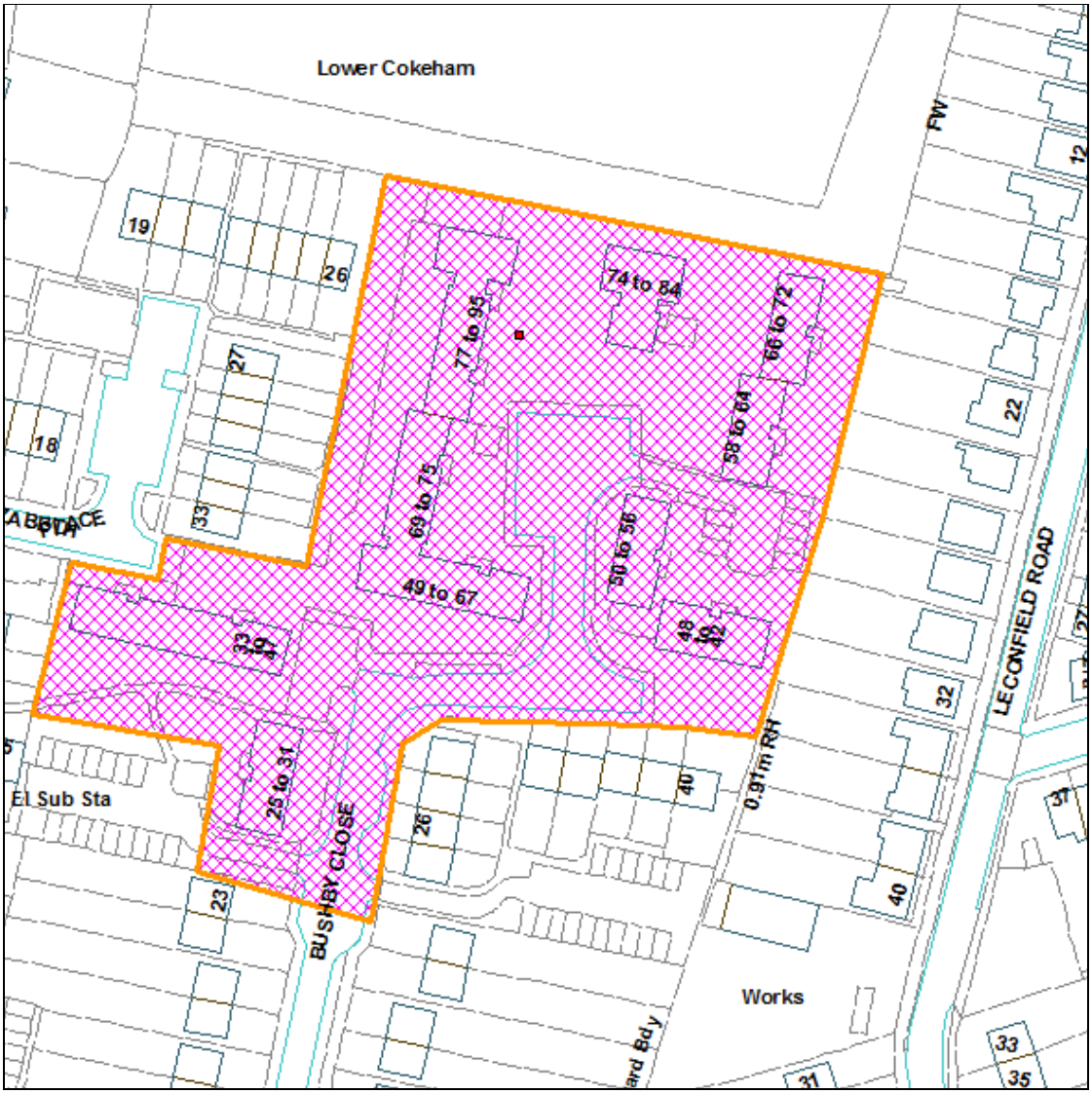
Application Number: AWDM/1181/18 **Recommendation – APPROVE**

Site: **Site At 25 To 95 Bushby Close, Sompting**

Proposal: **Replacement of front and rear communal doors, side lights and glazed screens above, including replacement door controls. Replacement of existing flat felt roofs and canopies with GRP system**

Applicant: Adur District Council (Adur Homes) Ward: Peverel

Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application relates to 6no. 2 storey blocks of flats in Bushby Close, to the south of Croshaw Recreation Ground. The buildings are all of a similar style within a cul-de-sac.

It is proposed to replace the existing timber framed entrance doors on the front and rear of the buildings 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.

Existing felt-roofed canopies by each entrance are to be replaced with a more robust roofing system such as rubber or GRP.

The doors are currently fitted with push button electronic control systems including a 'trades' entry button. The call point panels are not accessible to all, being located too high up or too far to one side of the doors. The 'trades' button has enabled general access and the buildings are not therefore secure. It is proposed to introduce a cloud based remote management and control system, replacing the existing controls with a fob operated access system. MultiSteel type doors or doors that are 'Secure by Design' will be installed, with an improved closure mechanism and lower maintenance costs.

Permission was granted earlier this year for the same works to Block 74-84 (AWDM/1962/17).

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's comments are to be reported.

Sompting Parish Council: Support application

Representations

None received

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 entrances to the buildings to the benefit of their overall appearance, and that of the area in general, 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