Application Number: AWDM/1861/17 **Recommendation – APPROVE**

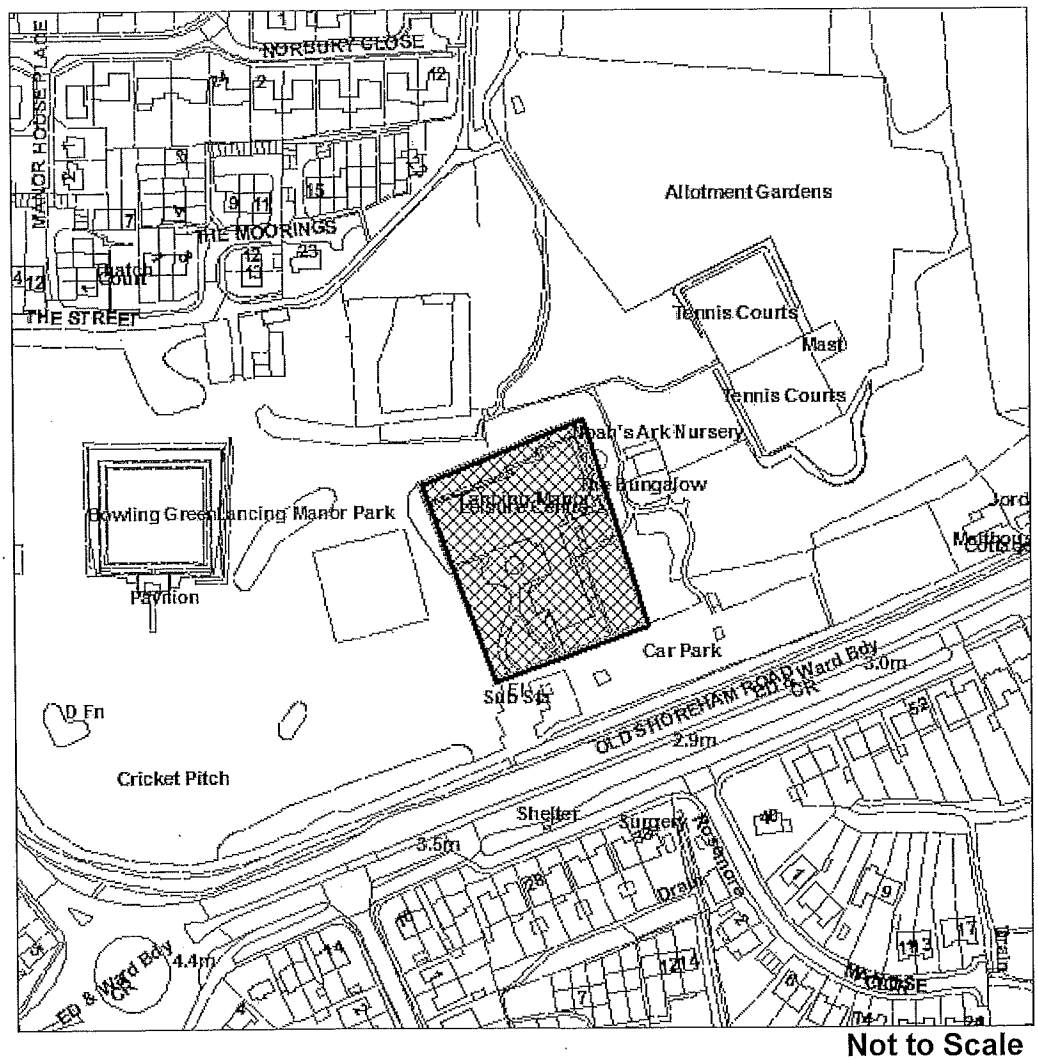
Site: **Leisure Centre Lancing Manor, Manor Road, Lancing**

Proposal: **Replacement curtain wall glazing from white aluminium to black aluminium and new entrance doors to east and west elevations.**

Applicant: Adur and Worthing Councils Technical Services

Ward: Manor

Case Officer: M O'Keeffe



Not to Scale

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Proposal, Site and Surroundings

The application relates to Lancing Leisure Centre which is on the east side of Manor Road and north side of the A27 Old Shoreham Road. The site is Council owned and run for general public leisure uses. The site is set well back from both adjoining roads within Lancing Manor Park.

Planning permission is sought to replace the curtain walling on both the east and west sides of the entrance lobby. The existing walling is aluminium silver and aluminium powder coated black is proposed. White aluminium doors on both elevations are to be replaced with black aluminium doors.

Applicant's Supporting Statement

'The proposed development involves removing the existing silver finish aluminium curtain wall glazing to the East and West elevations of the entrance lobby. The proposed new Technal curtain wall glazing system will closely match the existing layout using a new powder coated aluminium system with all visible frame sections powder coated finish RAL 9011 Black.

Additionally the existing white powder coated entrance doors to the East and West elevations will be upgraded. The new door sets will consist of one large main DDA complaint operating door with a smaller slave door sized to fit the existing openings. The proposed new doors will be from the Comar 7 high performance aluminium range and will be powder coated finish RAL 9011 Black.'

Consultations

Lancing Parish Council: No objections

Representations

None received.

Relevant Planning Policies and Guidance

Adur Local Plan (2017) Policies 2,15 and 33
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

Principle

The principle of development can be agreed as it upgrades an existing public leisure centre. Issues of concern are limited to visual appearance and disability access.

Visual amenity

The entrance lobby is in the centre of the building between two wider buildings. It is not visible from either adjoining roads. The use of black frames instead of silver will not be apparent. Windows in the more southerly part of the building are already dark brown or black framed. The window arrangement is virtually identical to at present other than on the west side more vertical glazing bars are proposed at the northern end. The door design on both elevations is changed but acceptable.

Accessibility

The proposed entrance doors are assymetrical and have two openings, one wider than the other. They are designed to be DDA compliant to improve access for people with mobility difficulties or those with buggies.

Recommendation

APPROVE

Subject to Conditions:-

3. Approved Plans
4. Standard 3 year time limit

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

22nd January 2018