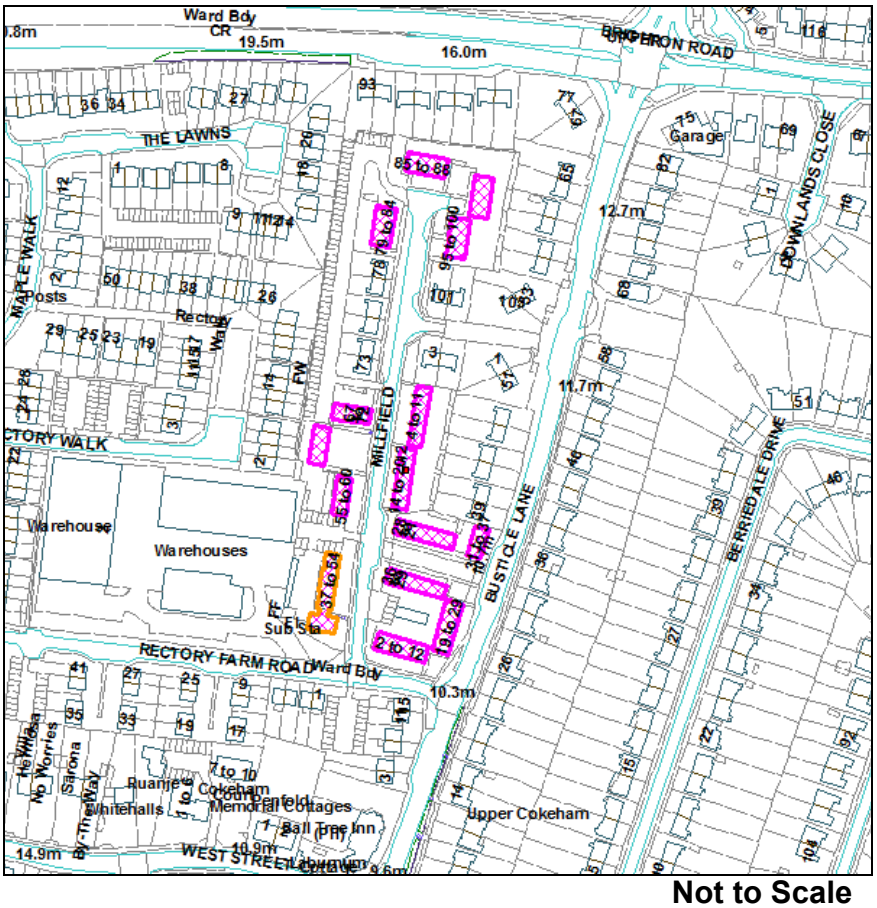
Application Number: AWDM/1566/18 **Recommendation – APPROVE**

Site: **Block 12 To 20, Millfield, Sompting**

Proposal: **External repair and refurbishment works to 15 no. blocks of flats. Works to include: replacement front/rear doors/side lights/glazed screens, incl. replacement door access controls; replacement vertically hung tiles with tile effect cladding; replacement balustrades to external walkways. To individual flats: replacement windows (where required). General external repairs and redecoration. (Blocks 12-20, 21-28, 29-36, 37-54, 55-60, 61-66, 4-11, 67-72, 79-84, 85-88, 89-94 and 95-100 Millfield; Block 2-12 (even) Rectory Farm Road and Blocks 19-29 and 31-37 (odd) Busticle Lane, Sompting.)**

Applicant: Adur District Council Ward: Cokeham
Case Officer: Gary Peck



Not to Scale

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Proposal, Site and Surroundings

This application has been submitted by the Council and therefore has to be brought before the Committee for determination. The proposal seeks to provide various remedial repairs and renewal works to fifteen blocks of flats within the confines of the Millfield housing estate.

The works include:

To common parts: - Replacement front and rear entrance doors, sidelights and glazed screens (including door access controls);
- Replacement vertically hung tiles with tile effect cladding;
- Replacement balustrades to external walkways/balconies;
- General external repairs and redecoration, and;
- To individual flats: replacement windows (where required)

The submitted Design & Access Statement states:

A lack of recent planned maintenance works relative to the above listed blocks has led to an urgent requirement to refurbish, repair or replace a number of external building elements; including but not limited to brickwork repointing, concrete repairs, tile clad sections, and the replacement of defective roofline products and rainwater goods.

A significant quantity of the existing aluminium framed doors and glazed screens, affording common access to the purpose built flats throughout the estate, have been subjected to frequent acts of vandalism and misuse – to a point where they are beyond economical repair and should be replaced. In light of the above, Adur Homes has earmarked Millfield for substantial investment over the course of 2018/19.

Millfield is a residential cul-de-sac accessed via Rectory Farm Road in the south, with Rectory Farm Road Business Park to the west, Busticle Lane to the east, and Upper Brighton Road (A27) to the north. The blocks are either 2 or 3 storeys, either sitting parallel to the road or at right angles, sometimes set slightly back.

Relevant Planning History

None relevant to the determination of the application.

Consultations

No comments received

Representations

Sompting Parish Council support the application but had understood there would be some internal refurbishment [internal refurbishment does not require planning permission so it is not necessary for it to form part of this proposal]

Relevant Planning Policies and Guidance

Adur Local Plan 2017: Policies 9, 15 & 20

National Planning Policy Framework (CLG 2018)

Planning Practice Guidance (CLG 2014)

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

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

The main issue in the determination of the application is the impact of the proposals upon the character and visual appearance of the area.

The various blocks are a prominent feature when passing along Rectory Farm Road. Some of the blocks are set back from the road and the intervening verges and some, albeit limited landscaping, means that the area has a well-planned appearance, but it is evident from closer inspection that some renewal work would benefit the visual appearance of the individual buildings. For example, the condition of some of the vertically hung tile cladding and/or PVCu shiplap boarded sections which are common in the area appears to vary markedly.

It also seems that some of the brickwork has become aged as well as some of the pointing and it is also evident that some of the aluminium doors and windows are also in need of repair.

It is proposed that a similar cladding system in appearance to that currently in situ will be installed, new ‘ Secure by Design’ doors and windows and new aluminium or PVCu windows systems in conjunction with replacement entrance doors and canopy works

Given that the proposal scheme involves various remedial repairs and refurbishment works, along with a modern access control system located in a position that is accessible for all and maintains security and fire safety, it is likely that not only will the visual amenity of the area be improved but the living conditions of the occupiers of the blocks concerned. Accordingly it is recommended that permission is granted.

Recommendation

GRANT permission

Subject to Conditions:-

01 Approved Plans
02 Full Permission
03 Materials in accordance with submitted details

7th January 2019