Development Management - Delegated Officer Report

Application Number: AWDM/1085/22 Recommendation – APPROVE

Site: St. Peters Church, 14 Bowness Avenue, Sompting, BN15 9TS

Proposal: New glass entrance doors incorporating porch into church

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

St. Peters Church is situated on a large plot, with its main entrance facing onto Bowness Avenue, but it also sides onto Arnside Close to the east, and Silverdale Drive to the west. It backs onto residential bungalows, which themselves are accessed off Arnside Close and Silverdale Drive.

The surrounding area comprises residential properties, and a few shops.

Proposal:

Permission is sought to:-

- Enclose the recessed entrance to the church with glazed double doors and glazed panel over, to enclose the space. The new doors and glazed panel will measure approx. 3.038m high x 1.98m wide;
- Provide a landing/platform outside of the new doors;
- Provide a ramp up to the new platform;
- Grade the soil/grass around the altered path.

Representations: Sompting Parish Council: No objection

Relevant History: None

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The principle of development can be supported as it upgrades a Church within the built up area and can be supported in principle. For consideration is the impact of the proposal on the character and appearance of the surrounding area.

Visual & Residential Amenity:

Currently the entrance to the Church is within a recess, and is at 90^{o} from the path directly in front of the door. Currently the recess collects fallen leaves etc., and also there is a blind spot on exiting the Church.

The proposal would close off the recess, by providing a fulling glazed set of double doors and a glazed panel over. This will thereby eliminate the blind spot and avoid the leaves collecting in the space.

The fully glazed double doors and glazed panel over, will be compatible with the design of the other windows within the Church, and will thereby be an acceptable addition to the building.

The platform/landing outside of the new double doors will be for health and safety purposes, and the ramping of the step from the platform/landing will also be of assistance for wheelchairs and pushchairs. And will prevent a trip hazard at the step.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informative:

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 20.10.2022

Authorised by: Peter Barnett Date: 20 October 2022