Expiry Date - 10/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0189/10 **Recommendation – Permit Application**

Site: **Shoreham Baptist Church Western Road Shoreham-by-Sea West Sussex**

Proposal: **Replacement of timber front doors and side panels with powder-coated aluminium double glazed doors and side panels**

The Application

The application relates to Shoreham Baptist Church a collection buildings attached to each other in a triangular shaped site on the north side of the road, directly to the south of the railway line. The buildings which make up the church are the main church assembly room, church function hall, and nursery classroom, in addition to the vestry, ancillary offices, wc's and kitchen etc.

The building is comprised of four main elements, the large two-storey gable ended church assembly room on the eastern part of the site, the large gabled design church hall in the centre towards the rear of the site, the flat-roofed main entrance lobby, and the flat-roofed classroom towards the west.

The existing front entrance lobby is served by a set of doors with full height windows to either side. The doors and side windows are framed in stained hardwood currently. Permission is sought to replace the existing timber framed entrance fenestration with powder coated aluminium doors and side windows.

The site is located within the Shoreham Conservation Area, at the western end of Western Road, adjacent to a terrace of Victorian houses, a number of which have been split into flats and some of which have commercial premises at ground floor level. To the south is the Pond Road site, with the vacant Burscroft three-storey former care home.

Consultations and Representations

Adur District Conservation Advisory Group: No objection.

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, ACS5
PPS1 'Delivering Sustainable Development' (ODPM 2005)

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PPS5 'Planning for the Historic Environment' (DCLG 2010)
PPS6 'Planning for Town Centres' (ODPM 2005)

Planning Assessment

Policies
The site is located within the Conservation Area where the Council has a statutory duty to have special regard to the desirability of enhancing or preserving the character or appearance of the area. Consequently policy AB4 states that development will need to be of a high standard of design and construction materials. Policy ACS5 states that the LPA will permit proposals to improve community facilities within the built-up area subject to compliance with other Local Plan policies, and that such facilities should incorporate appropriate provision for people with disabilities.

Affect on the character and appearance of the conservation area
The existing doors and side windows are made in a hard wood which has been dark stained. They are clearly deteriorating and in need of re-finishing or replacement. The dark timber is a marked contrast to the fenestration which serves the entire rest of the building, specifically those windows on the south elevation. The main two-storey church assembly hall is the most imposing and characterful part of the building, which is fronted by large arched windows which span from cill level at ground floor, high up into the imposing front gable. These windows are white uPVC frames. The front gable of the rear church hall is also very prominent in views from the surrounding area. This gable is fully glazed with multi panelled windows. The framework of this glazing is powder coated aluminium. The two less prominent windows serving the nursery classroom to the east are also white uPVC.

The proposed alteration to a powder coated window and door assembly would be a contrast to what currently exists, however it is considered that as the rest of the building has a substantial amount of white framed glazing that is not timber that the proposals would be acceptable. As amended the proposed side lights design would match the fenestration in the gable directly to the rear of the main entrance which serves the church hall. Thus they would not detract particularly from the appearance of the church, and as a consequence they would not be considered to be out of keeping or detrimental to the surrounding conservation area.

Accessibility
The proposed new doors will assist the use of the portable wheelchair ramp into the building.

Recommendation

APPROVE for reason that :-

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1. C1Ci
2. The fenestration hereby permitted shall be constructed in white powder coated aluminium as per the manufacturers specification received 20.07.10 unless otherwise agreed in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy AB4 of the ADLP.*
3. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan, and 1:100 floor plan date stamped received 15.06.10; proposed front elevation, and window specification date stamped received 20.07.10.
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone Date 21|07|10 PB 21/7