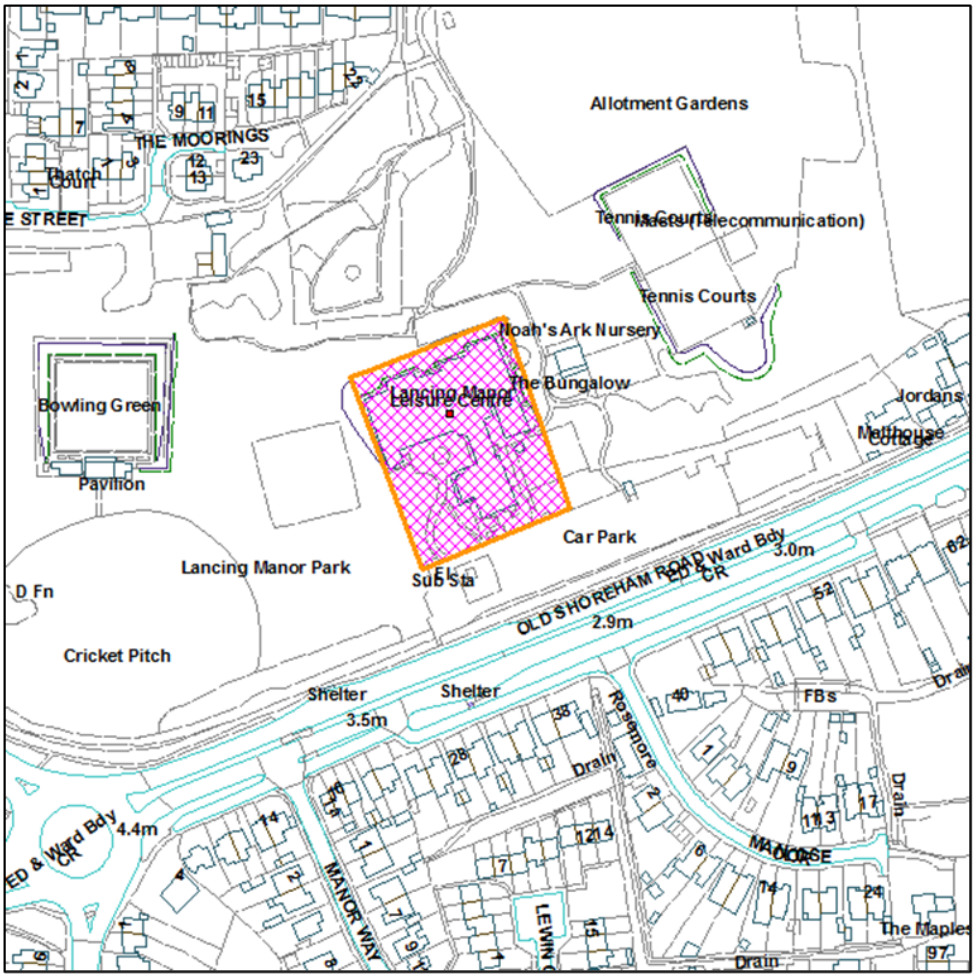
Application Number:	**AWDM/0861/24**	**Recommendation - APPROVE**
Site:	**Lancing Manor Leisure Centre, Lancing Manor, Manor Road, Lancing**	
Proposal:	**Refurbishment of existing reception area, including improvements to the existing main entrance lobby, removal of existing defective glazed curtain walling and roof lights and construction of new external walls and replacement flat roof.**	
Applicant:	Adur & Worthing Councils	Ward: Manor
Agent:	Adur & Worthing Councils	
Case Officer:	Peter Barnett	



Not to Scale

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Proposal, Site and Surroundings

This is a Regulation 3 application submitted by Adur & Worthing Councils and is for the reconfiguration and refurbishment of the main entrance area to improve and enhance the facility for visitors.

The existing external curtain wall glazing/roof lights to both the east and west elevations currently leak and have reached the end of their serviceable life while the existing main entrance is narrow. The proposal is to remove the existing curtain wall glazing / roof lights and enlarge the entrance lobby to the east elevation.

The existing curtain walling would be demolished and new external walls would be constructed with timber effect rain screen cladding with the formation of a new flat roof over the entire reception area.

A wider entrance lobby is to be formed, which will make the entrance a greater focal point from the car park as well as improving access for disabled visitors and those with buggies / pushchairs.

The existing aged curtain walling, which has an opaque finish to most panels, is in poor condition and has previously had several temporary repairs and been lined internally to reduce water ingress. This has a poor appearance and makes the internal reception foyer gloomy.

The east elevation featuring the main entrance would also feature brown-framed opening windows to allow natural light and ventilation into the main foyer. The window style and size have been designed to match the windows within the existing café.

Relevant Planning History

AWDM/2270/21 - Replacement curtain walling to main entrance lobby and new east entrance doors - approved

AWDM/1861/17 - Replacement curtain wall glazing from white aluminium to black aluminium and new entrance doors to east and west elevations - approved

Consultations

Lancing Parish Council: To be reported

Representations

None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15 (Quality of the Built Environment and Public Realm)
National Planning Policy Framework (December 2023)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that 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

The existing curtain wall glazing forms the entrance to the leisure centre and comprises a glazed link with glazed pitched roof which runs between the main building to the north and the smaller hall to the south. It is not widely visible, being a narrow link between two larger buildings.

The proposed new walls will have a natural timber effect appearance which are considered to enhance this part of the building. The modest extension will improve the appearance and usability of the entrance to the building and it is considered that the application can be supported.

Recommendation

Approve

Subject to conditions:-

1. Approved Plans.
2. Standard time limit
3. Materials as specified