Development Management - Delegated Officer Report

Application Number: AWDM/1078/15 **Recommendation – Approve**

Site: **St Davids Gate Penstone Park**

Proposal: **Cladding and new UPVC windows to South, East and West elevations; new glass roof to entrance canopy on South elevation**

Date of site visit: 10-11-2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a purpose built block of flats just to the west of Lancing town centre.

The proposal is fully detailed out on the submitted drawings, and consists of:-

- clad exterior brickwork to south, east, and west elevations in render system of an off white colour,
- replacement plastic windows to these elevations,
- glass roof to entrance canopy on south elevation
- replacement plastic guttering and fascia

Relevant site history
None

Consultations
Southern Water: No objection
Lancing Parish Council: Awaited

Representations
None

Relevant Planning Policies
National Planning Policy Framework
Adur District Local Plan saved policies: AG1, AH7

Planning Assessment

Principle

Upgrading of existing housing stock is supported in principle.

Visual amenity

The cladding system would significantly change the appearance of the flat block, and given the low rise surroundings the tower block is visible from afar.

Contrasting coloured exterior materials is evident on the smaller flat blocks that make up the remainder of the purpose built housing development, designed with emphasis on verticality.

The cladding would wrap around the corner to avoid an awkward junction on the elevations that will be left un-rendered, and the fenestration recess would be retained. The north facing walls of the south block would be left unchanged but these are largely concealed from public view.

As only half of the 'H' shaped tower block would be rendered with some original windows to change and the others remaining, the south and north 'blocks' of the 'H' footprint would look different to each other. However, this is a deliberate distinction involving a sympathetic exterior contrast, and breaks up the mass and bulk of a tower block that is out of scale with its surroundings.

The new window system, including pattern of openings, would be sufficiently in keeping with the fenestration on the main building and that on other buildings around. The same would be for the new canopy entrance, and new guttering and fascia.

The exterior changes represent a commitment to upgrading the condition of this highly prominent the building, to the betterment of its visual appearance.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans

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.*

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

Case Officer: Matthew Porter Date: 24 11 2015

Authorised by: Peter Barnett Date: 1 December 2015