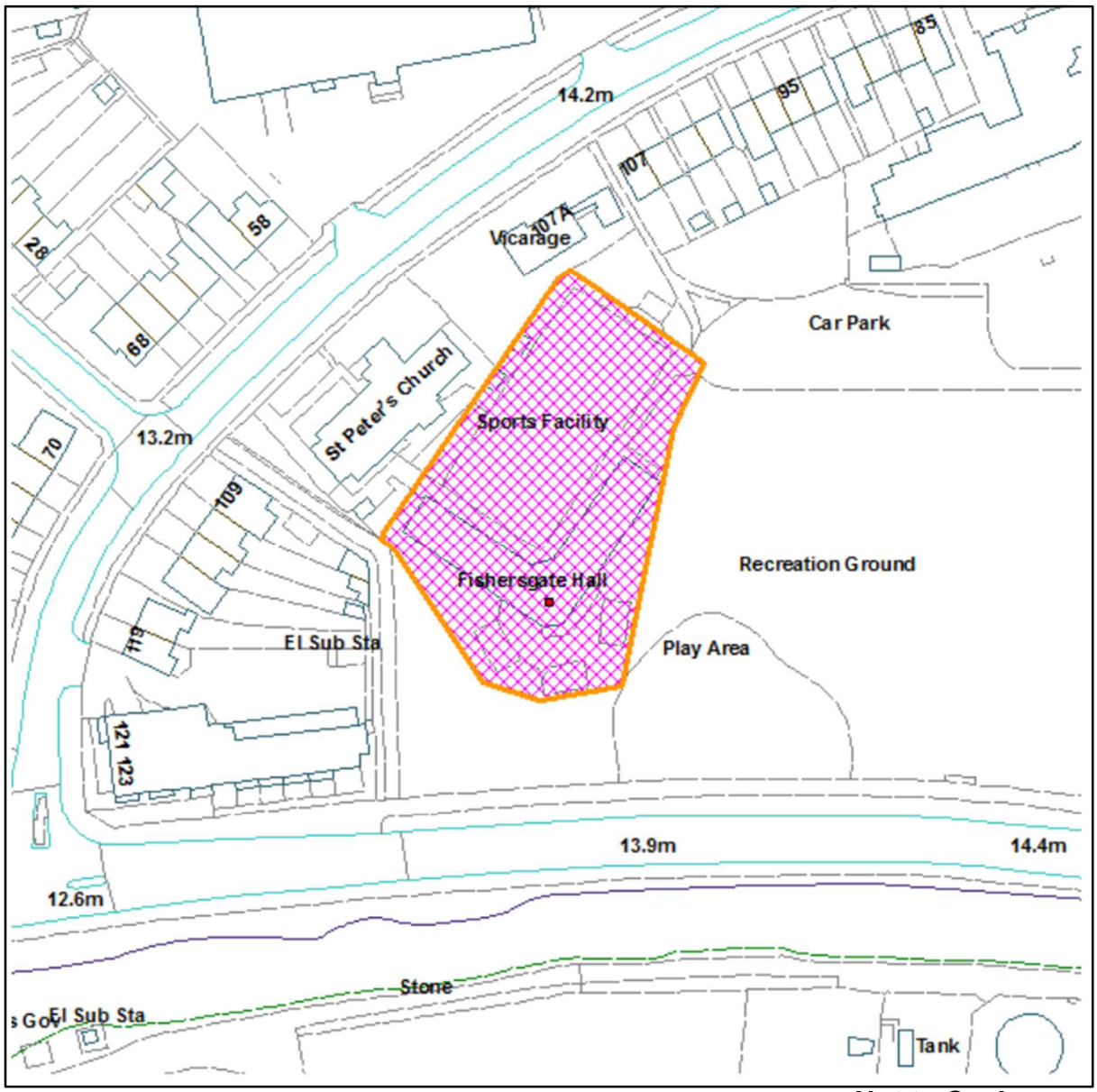
Application Number:	**AWDM/1705/23**	**Recommendation - APPROVE**
Site:	**Eastbrook Manor Community Centre, West Road, Fishersgate**	
Proposal:	**Replacement Windows & Doors to North Elevation**	
Applicant:	Adur District Council	Ward: Eastbrook
Agent:	Technical Services, Adur & Worthing District Councils	
Case Officer:	Eve Hearsey	



Not to Scale

Reproduced from OS Mapping with the permission of HMSO © Crown Copyright Licence number LA100024321

This application is brought to committee for determination as the application has been submitted by the Council.

Proposal, Site and Surroundings

The application seeks to replace 2no. sets of doors and 4no. windows from timber to white powder coated aluminium, on the north elevation of the Eastbrook Community Centre. The building is a single storey structure, with the proposal relating to the west wing of one of the 2no. wings running from the central hexagon, which operates as the 'Shark Park Cafe'. The wing has a deep roofslope on its south elevation and a gentle roofslope on its main roof, falling to the north. The building is used as the activity room for the community centre. The north elevation of this wing section is also the only elevation with windows and doors, all of which overlook the hockey pitch. The community centre is within a larger sports area/recreation ground comprising a football pitch and a childrens play area.

The surroundings of the site have mixed uses such as residential directly to the north, plus a college, and further north are commercial uses such a motorcycle parts warehouse, and then there is the east west railway line. To the south of the site is the main A259 east west highway and to the south of the road is the River Adur, with its accompanying commercial uses, including boat cargo.

Relevant Planning History

SW/26/98/TP - New Community centre and sports club, canopy over roller hockey rink, enlarged car park (on site of existing hall) and improved access. Approved

AWDM/1124/12 - Demolition of timber domed structure linking east and west wings, construction of new single storey steel framed link building. Approved

Consultations: None

Representations: None received

Relevant Planning Policies and Guidance
Adur Local Plan 2017
Sustainable Energy SPD (August 2019)
Adur Planning and Climate Change Checklist (June 2021)
National Planning Policy Framework (July 2021)
Circular 11/95 'The Use of Conditions in Planning Permissions' (DoE 1995)

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

Principle

The relevant issues are the effects on the amenities of the existing neighbouring residential occupiers of the dwellings, and the effect on the character and appearance of the area.

Visual amenity:

The replacement windows and doors, although using powder coated aluminium and not wood, will be of the same design and size, thereby making no material change to the external appearance of the building.

Further, the thermal efficiency of the new windows/doors will also provide an insulating factor to the building and thereby contributing to a reduction in heating costs.

It is not considered that the window replacements will alter the existing character of the locality.

Residential amenity:

There are residential dwellings in Gardner Road, which are contiguous to the whole site, and others which are opposite the site which could be affected by the change in windows and doors, however, it is not considered that the existing residential amenities of the neighbouring properties will be materially affected in any manner by the replacements.

Sustainability:

It is considered that the aluminium frames offer the opportunity to be thermally broken i.e. a high performance insulator material separating two metal halves, whether aluminium, steel or bronze. It is the frame that is an important part of making doors and windows. Frames form a critical part in a window and door system. Installing thermally broken windows will help to ensure that there isn't an exchange of cold air from the outside in winter conditions, and in warmer times, the windows will not be sweating since the heated exterior will not come into direct contact with the interior part of the frame.

The proposal is therefore considered to be acceptable.

Recommendation

APPROVE

Subject to conditions:-

1. Compliance with approved plans
2. Implement within standard time limit

15 January 2024

Local Government Act 1972
Background Papers:

As referred to in individual application reports

Contact Officers:

Eve Hearsey
Planning Officer
Town Hall
01903 221233
eve.hearsey@adur-worthing.gov.uk