Development Control – Delegated Officer Report

Application expiry: 21.12.06

Application Number: ADC/0401/06 Recommendation - Permit

Site: **Avon Court Avon Close Sompting West Sussex**

Proposal: **Conversion of communal lounge/kitchen to scheme managers office (with new window in west side and fire escape door/window in north side with ramp) and shed to south west (reg.3)**

The Application

The application relates to Avon Court Communal Centre run by Adur District Council, located in the north west part of the close.
The proposal is for the conversion of the communal kitchen into a smaller kitchen and scheme managers office, to include a new west side window, north side fire escape door and ramp and shed to the south west.

Consultations and Representations

Third Parties
There have been no third party representations on this application.

Contributors
Sompting Parish Council have no objection to the proposals provided there is no loss to the existing facilities used by the residents.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, ACS5.
West Sussex Structure Plan: DEV1, NE11.

Planning Assessment

The proposed scheme managers office would require the reduction in size of the facility kitchen but it would not be reduced to a size that would prevent the continued use and enjoyment of the centre.

The proposed window in the west side of the building would look directly at the 2.0m high boundary fence1.2m away and a large shed in the rear garden of No.27 Loose Lane. The properties to the west are at their closest 26m away and it is considered that the window would not have a harmful effect on the privacy of adjacent dwellings.

The proposed door and ramp on the north side of the building would not have an adverse effect on the residential amenity of surrounding properties.

The proposed timber shed would be modest in size and would not be out of context for the residential area, it would not have a harmful impact on the residential amenity of the area.

Recommendation

APPROVE for reason that :- 1PPi – amended.

Add ADLP: ACS5 and WSSP: NE11

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Case Officer: [redacted]
Date: 01.12.06

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