expires 11/3

Development Control – Delegated Officer Report

Application Number: ADC/0454/09 **Recommendation – Permit Application**

Site: **Church Hall Sompting United Reformed Church Cokeham Road Sompting West Sussex**

Proposal: **Replacement single-storey storage building (for 1st Sompting Scout Group) at rear**

The Application

The application relates to a triangular piece of land at the rear of the Sompting URC on the north side of Cokeham Road. There is presently a flat roofed concrete garage in the north west corner of the site which is used for the storage of tents and other scouting equipment. It is proposed to demolish the existing building and to replace with it a larger garage.

The new garage will be in the same corner of the site but will have an irregular shape which will follow the line of the boundary. It will be 5m wide at the front, 6.5m deep alongside the western boundary with a short return of 1m, then 5m long adjacent to the north east boundary before a 3.3m section running to the front of the building. It will be flat roofed (2.5m high) and constructed of rendered concrete. There will be double doors at the front.

The site is bordered by housing with dwellings in Abbey Road backing onto the site to the north east, just 8m away.

Consultations and Representations

Consultations/Comments

Sompting Parish Council - The plans submitted are insufficient in detail to allow the Council to make any recommendation other than to request the applicant re-submits.

Third Parties

No representations received

Relevant Planning Policies and Guidance

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

Planning Assessment

Policies

Policy ACS5 supports or permits proposals to develop, extend or improve community facilities.

Residential Amenity

It is not considered that the replacement garage will have an adverse impact on residential amenity. While slightly larger and higher than the existing, it is to be sited slightly further off the boundary (1m) and will have no significant increased impact compared with the existing building. Its use, for storage as existing, will not result in increased disturbance.

Visual Amenity

The building will have a functional design, as existing, but it is to be sited at the rear of the Church and will not be visible from the street.

Recommendation

APPROVE for reason that

1PPi

Subject to:

1. C1Ci
2. The development hereby permitted shall be carried out in accordance with the following approved plans date stamped received 14 January 2010:
   Location Plan, Side Elevation, Front Elevation, End Elevation Looking South, Side Elevation Looking East, Site Plan
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Offi[redacted] Date 16/2/10