Application Number: AWDM/1253/19 **Recommendation – APPROVE**

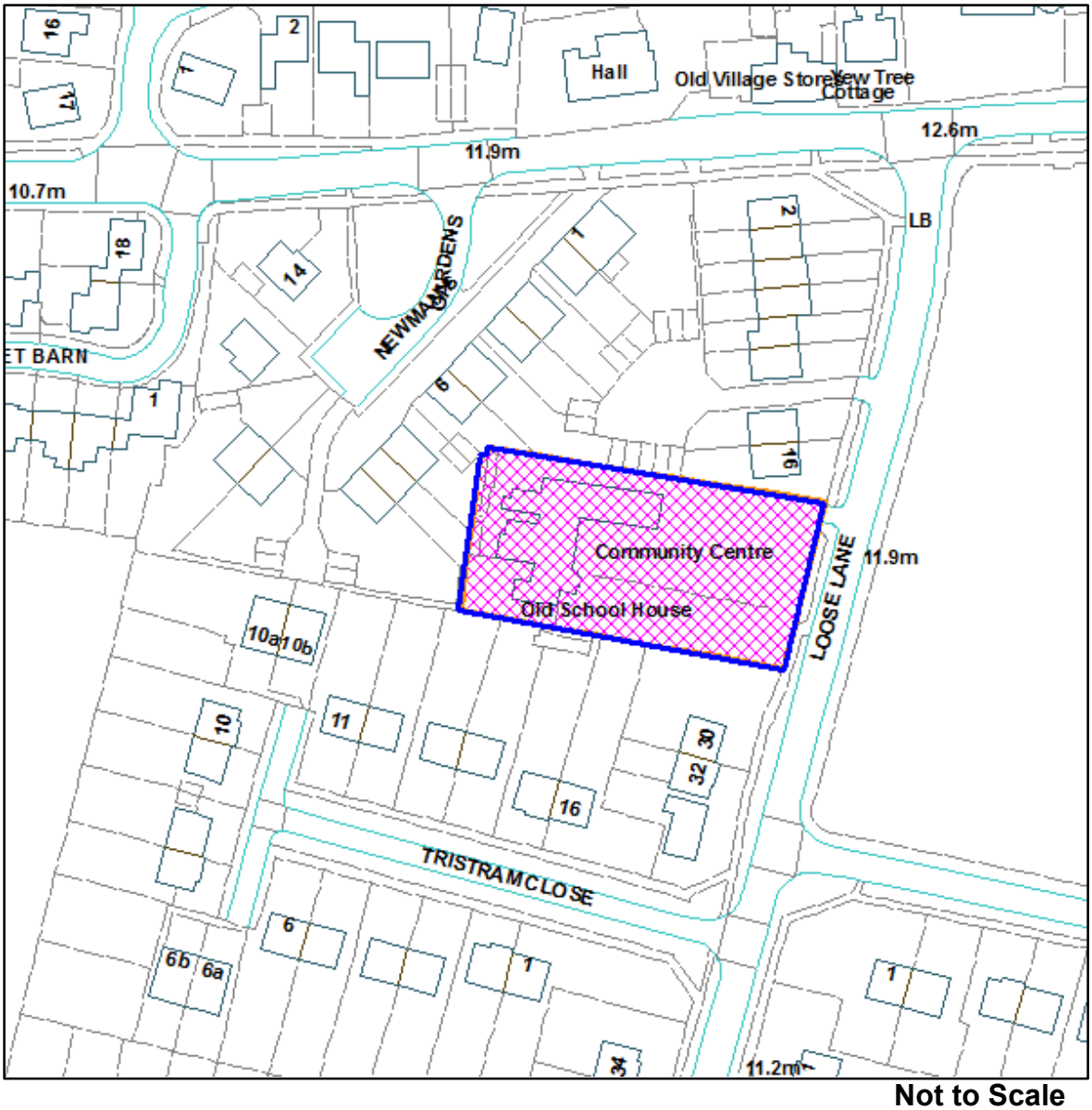
Site: **Harriet Johnson Centre 18 Loose Lane, Sompting**

Proposal: **Replacement of single door and window with double glazed double doors to east elevation.**

Applicant: Mrs Carol Stephenson
Sompting Parish Council

Ward: Peverel

Case Officer: Hannah Barker



Not to Scale

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This application is presented to the Committee as it has been submitted by Sompting Parish Council in relation to proposed works to property under their ownership.

Proposal, Site and Surroundings:

The proposal seeks permission to replace the existing single timber entrance door and surrounding windows with PVC double doors with windows above. The door is proposed to be black to match existing with white window frames. The entrance as existing has brick and flint detailing surrounding the doors and windows. This will be made good following the replacement doors.

The application site relates to a community building which is also used by Sompting Parish Council as their offices. The building is set back from the highway with parking to the front. It is within a residential locality.

Relevant Planning History: Various alterations and extensions

Consultations: None undertaken

Sompting Parish Council: - The Council supports this application.

Representations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides 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 neighbouring residential occupiers and the effect on the character and appearance of the existing building and its surroundings.

Visual amenity

The proposed works will not be clearly visible within the street scene due to the building being set back from the highway. The works are also modest and will not alter the overall visual character and appearance of the building. The doors will improve access to the building and create a more uniform, legible entrance point. The decorative brick work will be made good in accordance with the submitted plans.

Residential amenity

It is not considered that the proposed replacement doors will have any material effect on the residential amenities of neighbouring properties. The alteration is within the site set in away from adjacent boundaries and involves works to an existing entrance. The proposal will not result in any changes to the use of the building or its access point.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

11th November 2019