Expires
06.05.09

Development Control – Delegated Officer Report

Application Number: ADC/0094/09 Recommendation - Permit

Site: **Shoreham Health Centre Pond Road Shoreham-by-Sea West Sussex**

Proposal: **Additional groundfloor UPVC window in south side elevation (to enable use of room as office)**

The Application

The application relates to the southern elevation of the Health Centre building, at upper ground floor level, facing onto the terraced area (with the library directly opposite). The proposal is to insert an additional window into an existing brick panel, which would enable a room currently with no windows to be used as additional office space. The window would replicate one previously permitted in 2001, however no dimensions are given.

Additional windows have been permitted in the past as the demand for additional office and consultation space at the Health Centre has increased.

Permission was previously granted at upper ground floor level on the north elevation in 1995 (SU/76/95) which faces towards the former Burrscroft Residential Home, and in 2001 (SU/175/01) for an examination room in the south elevation, obliquely opposite the library.

Consultations and Representations

Adur District Conservation Advisory Group: No objection.

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, CH4, DEV1.
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policies AB4 require that the design and construction materials be of a high standard so as to preserve or enhance the character and appearance of the particular Conservation Area.

Visual amenity
It is stated that the proposed window is to exactly match the one which was approved in 2001 (SU/175/01) and is located in a similar vertical brick panel to the east of the proposed location.

The proposed window would be well set back from St. Mary's Road (behind the library), and is at a higher than ground level, as a result it would not be seen from street level.

The new window would serve to balance the fenestration in the southern elevation which was slightly affected by the last permission. There is still a concern regarding the cumulative effect of the piecemeal additions of windows in the building, however it is felt that the window would be well placed, and would not have a significant adverse effect on the appearance of the building or conservation area, if conditioned to match in size and design.

Recommendation

APPROVE for reason that :-

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1. C1Ci
2. The style of the window shall match exactly the existing fenestration approved under SU/175/01. It shall be centrally located in the westernmost brick panel of the south elevation, at a height which corresponds to the window in the easternmost brick panel, unless otherwise agreed in writing by the Local Planning Authority.
   Reason: *In the interests of visual amenity and to comply with policy AB4of the ADLP and DEV1 of the WSSP.*

JB 21/4/09

Case Officer: [redacted]
Date: 20/04/09