Development Management - Delegated Officer Report

Application Number: AWDM/0774/15 Recommendation – Approve

Site: **St Peters Roman Catholic Church, West Street Shoreham-By-Sea**

Proposal: **Change of colour to external paintwork to the Church complex from Sadolins post box red to Sadolins light oak**

Date of site visit: 18 June 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a church building on the corner of West Street and North Street, within the Shoreham Conservation Area. The building is white rendered with red coloured fascia, doors and window frames. It is proposed to change the colour to light oak.

Relevant site history

None relevant

Consultations

Conservation Advisory Group:

Approve

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4
National Planning Policy Framework (March 2012)

Planning Assessment

Visual amenity

The change in colour will result in a lighter tone to the paintwork but it will not have an adverse impact on the appearance of the building or its setting within the Conservation Area. Consequently, it will preserve the character and appearance of the Conservation Area.

Residential amenity

The proposal will have no impact on residential amenity.

Other Matters

The application includes details of the replacement of timber windows at the rear and side of the presbytery (clergy house) at 45 John Street with UPVC. It is considered that such development does not require planning permission, being the replacement of windows on a dwelling.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans

Is recommendation contrary to letter(s) of representation? N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Peter Barnett Date: 20 July 2015

Authorised by: Gary Peck Date: 21 July 2015