Development Management - Delegated Officer Report

Application Number: **AWDM/1081/12** **Recommendation –** **Approve**

Site: **Lancing Methodist Church, South Street, Lancing, West Sussex**

Proposal: **Replacement of existing solid timber doors and timber windows in uPVC aluminium to front, (facing South Street) north and south side of church building.**

Date of site visit: 4th December 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to Lancing Methodist Church which is on the west side of South Street in South Lancing. The main entrance to the building is on the eastern side of the building. There are existing large wooden double doors with glazing to the top. Either side there are two windows with wooden frames matching in shape. On the south side there is a secondary single door and on the north side there is a window.

Permission is sought to replace these wooden doors and windows with aluminium powder coated frames and uPVC. The frames will be coloured a light brown (Golden Oak) and will differ in design from existing.

The main entrance door will be mainly glazed as will the side door with etching on the glass. The design of all three replacement windows will match. The glazing bars are not included in the new design.

Consultations

Lancing Parish Council: No objection.

Representations: - No third party representations have been received.

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, ACS5
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of an existing community facility. Policy ACS5 of the Adur District Local Plan states that the District Planning Authority will support or permit proposals to develop, extend or improve community facilities within the built up area subject to compliance with other policies in this Local Plan.

Visual amenity

The changes to the doors and windows will be clearly visible within the street scene. It is considered that the updating of the doors and windows will not result in any significant change in character to the existing church building. The shape of the openings will remain and the use of additional glazing in the doors will provide an improved entrance to this community building. The glazing will also provide more light into the building improving the environment for those using it.

The use of uPVC and aluminium as a replacement to the wooden frames is not considered to be detrimental to the building or surrounding area. The colour of the materials to be used is sympathetic to the existing building. The building is not listed or is it within a Conservation Area.

Residential amenity

The proposed design changes to the windows and doors at the church will not result in any loss of privacy light or overbearing impact to any adjacent residential properties.

Accessibility and parking

There will be no alteration to accessibility or parking.

Recommendation

APPROVE for the reason:-

The proposed replacement windows and doors in the church building would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would result in an improvement to a community facility. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, ACS5) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   Block Plan – received 6th November 2012
   Existing and proposed elevations - received 6th November 2012
   Existing and proposed floor plans – received 6th November 2012
   Sections of double door, single door and windows – received 6th November 2012.

Detailed elevations of double doors, single door and window – received 6th November 2012.
Brochure detail showing aluminium to be finished in RAL 8014

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.

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

Case Officer: Hannah Barker Date: 17th December 2012

Authorised by: Jo Morin Date: 18 Dec 2012