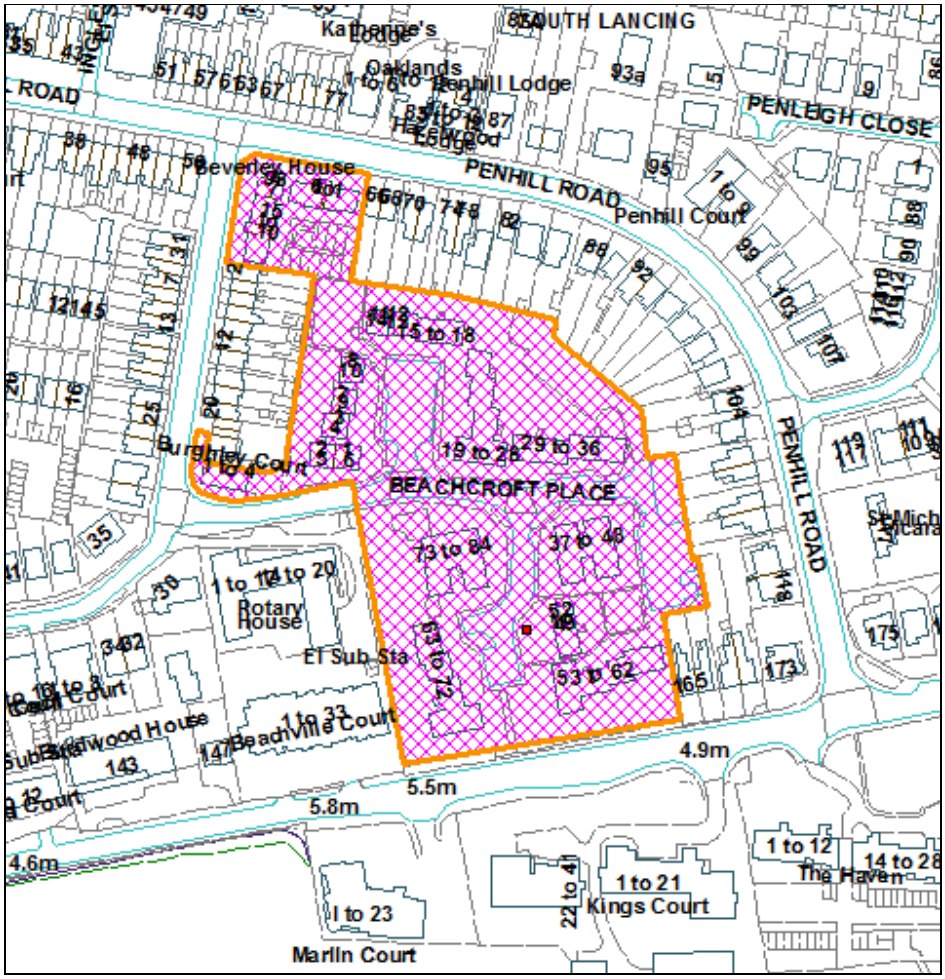
Application Number: AWDM/1159/18 **Recommendation – APPROVE**

Site: **Site At 1 To 84, Beachcroft Place, Lancing**

Proposal: **Replacement of front and rear communal doors, side lights and glazed screens above, including replacement door access controls. Replacement of existing flat felt roofs and canopies with GRP system**

Applicant: Adur District Council (Adur Homes) Ward: Widewater

Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

The application relates to 9no. 2 storey blocks of flats in Beachcroft Place, a cul-de-sac off Cecil Road.

It is proposed to replace the existing timber framed entrance doors on the front and rear of the buildings with a new steel or aluminium framed glazed doors, powder coated grey, to enable 'Secure by Design' access control, security robustness and level accessibility. At first floor, the timber framed glazing is to be replaced with aluminium or PVCu frames.

Existing felt-roofed canopies by each entrance are to be replaced with a more robust roofing system such as rubber or GRP.

The doors are currently fitted with push button electronic control systems including a 'trades' entry button. The call point panels are not accessible to all, being located too high up or too far to one side of the doors. The 'trades' button has enabled general access and the buildings are not therefore secure. It is proposed to introduce a cloud based remote management and control system, replacing the existing controls with a fob operated access system. MultiSteel type doors or doors that are 'Secure by Design' will be installed, with an improved closure mechanism and lower maintenance costs.

The application is being reported to the Planning Committee as the application has been made by Adur Homes.

Consultations

Adur and Worthing Councils: The **Environmental Health** Officer's comments are to be reported

Lancing Parish Council: No objection

Representations

Objection received from the occupier of 49 Beachcroft Place:

- Grey aluminium panels will look horrible compared to the current wooden structure
- Concerned that they will be noisy in the wind, of which Beachcroft Place gets a lot
- Not convinced that any replacement is warranted at all in this block
- Original materials should be used to preserve the look of the block
- New door entry system is too complex and is bound to go wrong
- Fearful of being locked out of my own block
- Lack of trades button will lead to problems with deliveries and post
- What will happen in the event of a power failure or loss of internet connection?
- Will the system monitor comings and goings?
- Could the fob be accidentally deactivated?

- How many fobs will be available to each flat?
- What about the proposed changes to the lighting system?

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (March 2012)

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

Visual amenity

The proposed development is relatively minor and will have little impact on the wider area. However, it will upgrade and enhance the entrances to the buildings to the benefit of their overall appearance, and that of the area in general, and it is considered that the application can be supported.

Residential amenity

The development will have no adverse impact on the amenities of any residents.

The comments received from one resident relate mainly to concerns about the practicalities of the new door access controls, which are not a planning consideration.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit