Development Management - Delegated Officer Report

Application Number: AWDM/1140/20 **Recommendation – No objection**

Site: **Glebelands Day Care Centre, Middle Road, Shoreham-By-Sea**

Proposal: **Consultation by WSCC on Reg 3 application WSCC/041/20 for Refurbishment of Glebelands day centre to include internal reconfiguration, replacement of external doors and windows to improve access and small greenhouse structure to be erected in east courtyard.**

Date of site visit: Not visited. Assessment made using Google Maps

Neighbours checked: N/A

Additional neighbour notifications: N/A

Proposal, Site and Surroundings

This application will be determined by West Sussex County Council and is referred to this Council for consultation purposes only. The application is submitted under Regulation 3 of the Town & Country Planning General Regulations 1992.

Glebelands is a two storey red brick faced building, topped by a tile roof. The building sits adjacent to Middle Road and is primarily accessed via Kingsland Close. It is in use as a day centre for the elderly and people with disabilities in West Sussex County Council's care.

The Design & Access Statement describes the proposed works as follows:

- Internal reconfigurations
- External elevational alterations to install replacement doors and windows in certain positions.
- External landscaping
- Install 2x pergola structures within internal courtyard
- Small greenhouse structure to be erected in the east internal courtyard

Consultations

Under the relevant Regulations, all consultations with statutory and other bodies and publicity are carried out by WSCC and replies including by the public are made direct to WSCC.

Adur & Worthing Councils: The **Environmental Health** Officer has no objection

Third Parties: [NB. Representations from Third Parties are made direct to WSCC]

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 33
National Planning Policy Framework (February 2019)

Planning Assessment

Visual amenity

The proposed works are all relatively minor in nature and will not have a significant visual impact. The proposed greenhouse will be hidden within an internal courtyard.

Residential amenity

The site has residential properties to the north and east and a care home to the south. None of the proposals are expected to result in harm to the amenities of neighbouring occupiers.

Recommendation

That West Sussex County Council be informed that the District Council has no objection to the proposal**.**

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

Case Officer: Peter Barnett Date: 6 August 2020

Authorised by: Gary Peck Date: 6 August 2020