

Longmead Social Centre Sefton Road Epsom Surrey KT19 9HG

Relocation of a window and the installation of a new external door and access ramp.
(Amended drawings received 05.06.2017)

Ward:	Court
Contact Officer:	John Robinson

1 Plans and Representations

- 1.1 The Council now holds this information electronically. Please click on the following link to access the plans and representations relating to this application via the Council's website, which is provided by way of background information to the report. Please note that the link is current at the time of publication, and will not be updated.

Link: <http://eplanning.epsom-ewell.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OPVS27GYGQE00>

2 Summary

- 2.1 The application site comprises the council owned Longmead Social Centre. This application seeks permission for the relocation of a window and the installation of a new external door and access ramp and is being presented to committee as it is a council owned building.
- 2.2 The application is recommended for APPROVAL.

3 Site description

- 3.1 The application site, which comprises a single storey brick clad building, is located on the southern side of Sefton Road.
- 3.2 The site is located in a predominately-residential area, consisting of c1960's terraced, maisonettes and flatted blocks.

4 Proposal

- 4.1 This application seeks permission for the relocation of a window and the installation of a new external door to the new 'treatment room' and a level access ramp in the south eastern flank elevation.

5 Comments from third parties

- 5.1 The application was advertised by means of letters of notification to 1 neighbouring properties, and a site notice. To date (21.08.2017) no letters of objection have been received.

6 Consultations

- 6.1 Highways Officer: No comments.

7 Relevant planning history

Application number	Decision date	Application detail	Decision
		None relevant	

8 Planning Policy

Core Strategy 2007

Policy CS1 Sustainable development
Policy CS5 Built environment

Development Management Policies Document 2015

Policy DM9 Townscape character and local distinctiveness
Policy DM10 Design requirements for new developments

9 Planning considerations

Visual Impact

9.1 The proposed relocated window, new door and access ramp would be tucked away on the south eastern elevation and would not be very visible in the street scene. The proposed changes are minimal and given their location, would not have a harmful impact on the character and appearance of the building, and overall would accord with Policy DM9 and DM10. There is no objection to the changes proposed.

Neighbour Amenity

9.2 The proposals are minor in nature and would have no impact on neighbour amenity, thereby according with Policy DM10.

Community Infrastructure Levy

9.3 The scheme is not CIL liable.

10 Conclusion

10.1 . The scheme is therefore recommended for APPROVAL.

11 Recommendation

11.1 Planning permission is **granted** subject to the following conditions:

Conditions:

(1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2005

- (2) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form.**

Reason: To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy CS5 of the Core Strategy 2007 and Policies DM9 and DM10 of the Development Management Policies Document 2015

- (3) The development hereby permitted shall be carried out in accordance with the following approved documents:**

Drawing No Long-gp-002B; No Long-gp-003A

Reason: For the avoidance of doubt and in the interests of proper planning as required by Policy CS5 of the Core Strategy 2007.

Informatives:

- (1) The Council confirms that in assessing this planning application it has worked with the applicant in a positive and proactive way, in line with the requirements of paragraph 186-187 of the National Planning Policy Framework 2012.**
- (2) Works related to the construction of the development hereby permitted, including works of demolition or preparation prior to building operations shall not take place other than between the hours of 08.00 to 18.00 hours Mondays to Fridays; 08.00 to 13.00 hours Saturdays; with no work on Saturday afternoons (after 13.00 hours), Sundays, Bank Holidays or Public Holidays.**