Development Control – Delegated Officer Report

Application Number: AWDM/0395 Recommendation – APPROVE

Site: 3 Broadway Court, Wilmot Road, Shoreham-By-Sea

Proposal: Replacement front entrance door.

Date of site visit: 14.04.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a ground floor maisonette in a block of similar properties. The building is four storeys in total with properties accessed via the ground floor and the second floor. The locality is residential in character with a mixture of dwelling houses, flats and maisonettes.

Permission is sought to replace an existing ground floor main entrance door. The existing door is rosewood timber with obscure glass and gold furniture. This is to be replaced with a uPVC door with light oak finish with obscure glass and gold furniture. No other changes are proposed to the building.

Consultations: None

Representations: No third party representations have been received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves the improvement and upgrade to an existing residential property.

Visual amenity

The proposed front door will have no adverse impact on the character and appearance of the existing building or street scene. There are a variety of front doors visible from the street at the front of the building most are similar in being wood effect

in style however most vary in detail and age. The replacement is considered to be an upgrade and improvement in relation to the existing building.

Residential amenity

The proposed door will replace an existing entrance door to a self- contained residential unit within this existing building. There will be no changes to the existing maisonettes therefore there will be no impact upon the residential amenities of the occupiers of the adjacent dwellings.

Recommendation

APPROVE

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 26th March 2015
   Location Plan – received 26th March 2015
   Front elevation - received 26th March 2015
   Details of existing front door – received 26th March 2015
   Details of proposed front door – received 26th March 2015

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 27rd April 2015

Authorised by: Jo Morin Date: 30.04.2015