Expires 02.06.09

Development Control – Delegated Officer Report

Application Number: ADC/0122/09 Recommendation - Permit

Site: **Town Quay Apartments Town Quay Shoreham-by-Sea West Sussex**

Proposal: **External lift and lift shaft (amendments to design approved under ADC/0405/07)**

The Application

The application is an amendment to a previously approved planning application for an external lift shaft on the rear (south) of the block of flats (ADC/0405/07).

The amendments to the scheme comprise of moving the whole of the lift shaft to the west by 0.3m. The shaft would now abut the western side of the recess in which it is sited rather than be centrally located. The resultant gap to the east would be increase and three landing windows included in the exterior of the building. The only other alteration proposed is the omission of exterior windows on the south side of the lift shaft (materials and exterior finishes are proposed to be the same as the approval).

Consultations and Representations

Adur District Conservation Advisory Group: The treatment of the lift shaft is obtrusive and should be reconsidered.

Third Parties: No third party objections to the proposals.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 also requires design and construction materials be of a high standard.

Visual amenity – appearance

The proposed amendments have been requested on behalf of the Building Control Department to improve weather resistance.

The offsetting of the lift shaft to the west of the recess would remove the symmetry from the previously approved scheme, however the lift shaft is still inset from the main south elevation of the building, and would not be particularly visible from the riverside footpath to either side of the apartments. The resultant lack of symmetry would only be visible from the southern side of the river where the dwellings in Adur Close/Beach Green and the House Boats are located over 250m away, and it is therefore considered that the amended siting would not have an adverse effect on the character of the conservation area or the appearance of the building.

The application architect has confirmed that the materials proposed are to match those on the approved plan. The lift shaft is to be clad in profiled steel, however on the current submission the detailing is shown to have some sort of ribbing to it. It is considered that notwithstanding this detail, flat steel cladding in a matching colour to that of the render on the exterior of the properties (as per the approval) would be acceptable. The proposed windows will match the frame size and colour of the rest of the existing building, and the tiled matching roof would ensure the lift shaft is sympathetic to the design of the original building.

Residential amenity
The proposed amendments would not result in there being a harmful effect on surrounding neighbours from the operation of the lift.

Recommendation

APPROVE for reason that :-

2PC
The proposal would preserve and enhance the character and appearance of the Conservation Area and would accord with policy AB4 of the Adur district Local Plan.

Subject to:-

1. C1Ci
2. C12Ai – (amended) ....external walls and roof of the proposed lift shaft has been... etc.

Case Officer: [redacted]
Date: 17-5-09 RB 18/5/09