Development Management - Delegated Officer Report

Application Number: AWDM/0234/22 Recommendation – APPROVE

Site: 18 Pacific Court, Riverside, Shoreham-By-Sea, BN43 5RW

Proposal: Replacement UPVC patio doors and windows to north and south elevations to third floor flat

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Pacific Court is a large 1960s/70s 5-storey block of 50 flats facing north towards Riverside on Shoreham Beach estate. There is a similar block called Atlantic Court at right angles facing Ferry Road. There is a large parking and garaging area to the rear. The flats have balconies to both the north and south elevations.

Permission is sought to replace the windows and the full height glazed patio doors on the north and the south elevations on the 3rd floor flat

Existing:-

- Patio doors A - North Elevation – Bedroom – 2no. full glazed doors - Aluminium
- Window B - North Elevation – Bedroom window top opening – uPVC
- Window C - North Elevation – Kitchen window top opening – uPVC
- Patio doors D – South Elevation – Living room 4no. full glazed doors – Aluminium
- Patio doors E – South Elevation – Bedroom 2no. full glazed doors – Aluminium

Proposed:-

- Patio door A - North Elevation – Bedroom – 2no. full glazed doors – White uPVC
- Window B - North Elevation – Bedroom – bottom opening – White uPVC
- Window C - North Elevation – Kitchen – bottom opening – White uPVC
- Patio doors D – South Elevation – Living room - 4no. full glazed doors – White uPVC
- Patio doors E – South Elevation – Bedroom – 2no. full glazed doors – White uPVC

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'SPG: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Planning Assessment

The replacement patio doors and windows visually are very similar to the existing patio doors and windows and thereby taking the building as a whole there will be little change to the overall appearance of the block. Further, the size of the replacement fenestration is very similar to the existing fenestration.

There will be a change in materials for the full glazed patio doors from aluminium to PVCu, but there are many patio doors on the block which have replaced the aluminium doors with PVCu and thereby the character of the building will not be materially affected.

The proposed replacement fenestration will thereby not have any adverse impact with regards to visual amenity or the character of the existing building or street scene. There will be no adverse impact upon residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.03.2022

Authorised by: Peter Barnett Date: 24 March 2022