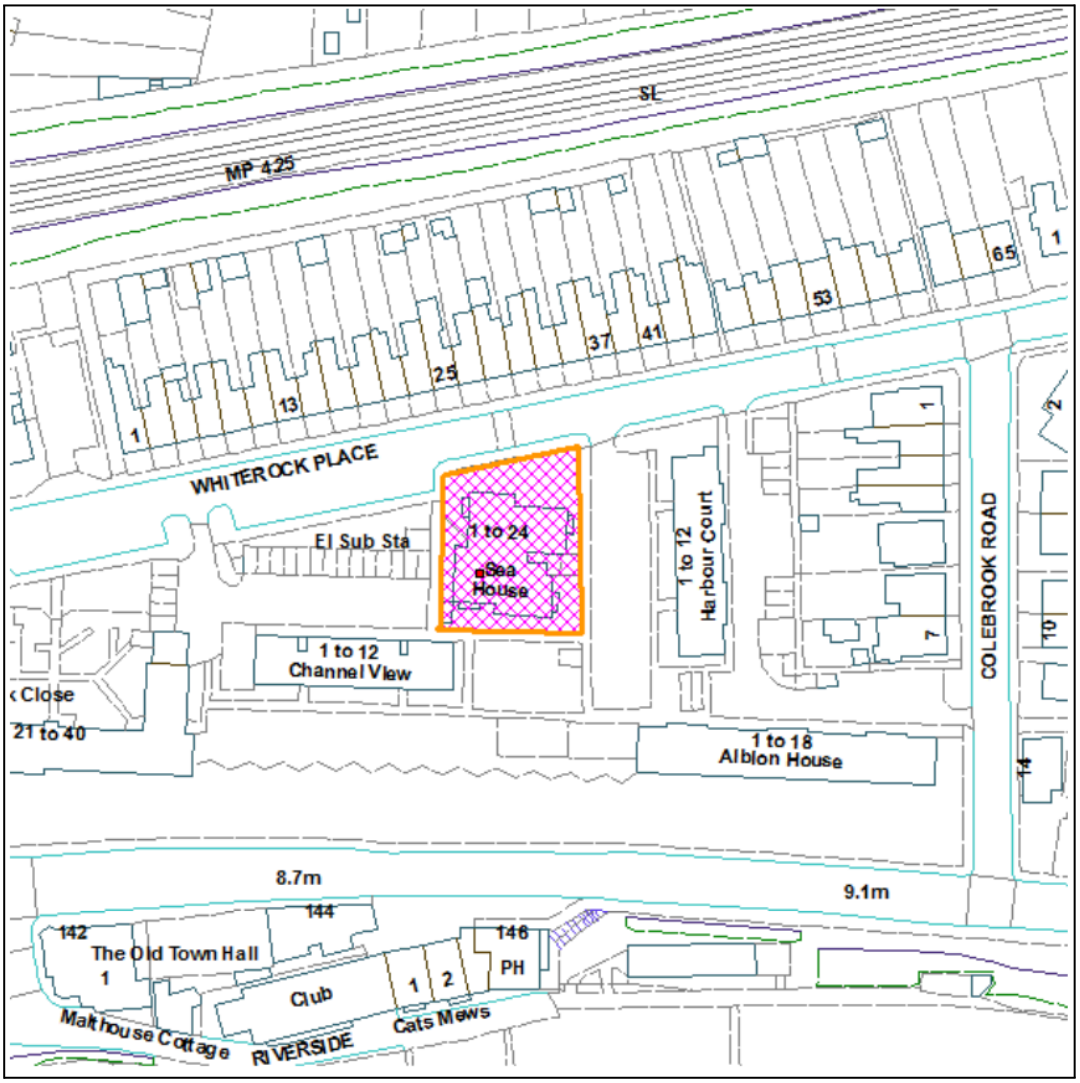
Application Number:	**AWDM/1501/24**	**Recommendation - APPROVE**
Site:	**Sea House, Whiterock Place, Southwick**	
Proposal:	**Non-material amendment to approved AWDM/0470/24: Full replacement of all existing balconies to new galvanised steel stacked balcony structure incorporating galvanised steel balustrades and top rail.**	
Applicant:	Adur District Council	Ward: Eastbrook
Agent:	Faithorn Farrell Timms	
Case Officer:	Gary Peck	



Not to Scale

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This application is brought to the Committee for determination as the Council is the applicant

Proposal, Site and Surroundings

This application seeks a non-material amendment to the permission granted in August 2024 for the *Replacement of existing metal balcony balustrade, glass infill panels, and metal balcony top rail with plastic cappings to new galvanised metal balcony balustrade with galvanised metal top rail and concrete repairs.*

The previous permission envisaged the refurbishment of the existing balconies, the committee report stating:

It is clear that the metal work, and some of the concrete too, has degraded over time and for health & safety reasons repair work must be undertaken. The main visual alteration will be the replacement of the existing front glass panels of the balconies with galvanized, vertical railings of the same height to the front of the balconies.

Officers were informed in November that the balconies had further deteriorated and they now needed to be replaced completely. As this was now an urgent safety matter, it was considered that a non-material amendment application could be submitted to regularise the situation (and as such may not have needed to be brought to committee for determination). However, it emerged during the notification period that not all of the residents of this block and those at Grange Court, Butts Road, where a similar application has been submitted which appears elsewhere on the agenda, were aware of the necessity to completely replace the balconies with the proposed design. Accordingly, it was felt appropriate to extend the consultation period and report the applications to the committee so that any comments could be considered. Separately, further liaison is being carried out by Adur Homes with the residents.

The proposed works therefore now comprise the full replacement of the balconies to new galvanised steel stacked balconies incorporating galvanised steel balustrades and top rail. There is no change in the floor area of the balconies between those previously permitted and now proposed.

Sea House is located on the southern side of Whiterock Place and is a 6 storey block. The building is located opposite to 2 storey dwellings on the northern side of Whiterock Place but forms part of the wider estate of similar building predominantly to the west.

Relevant Planning History

AWDM/0470/24: Replacement of existing metal balcony balustrade, glass infill panels, and metal balcony top rail with plastic cappings to new galvanised metal balcony balustrade with galvanised metal top rail and concrete repairs - approved August 2024

Consultations

No comments received

Representations

Any comments will be reported verbally at the meeting

Relevant Planning Policies and Guidance

Adur Local Plan 2017

'Supplementary Planning Guidance' comprising: Development Management Standard No.1 'Space Around New Dwellings and Flats'; No.2 'Extensions and Alterations to Dwellings'

Relevant Legislation

The Committee should consider the planning application in accordance with:

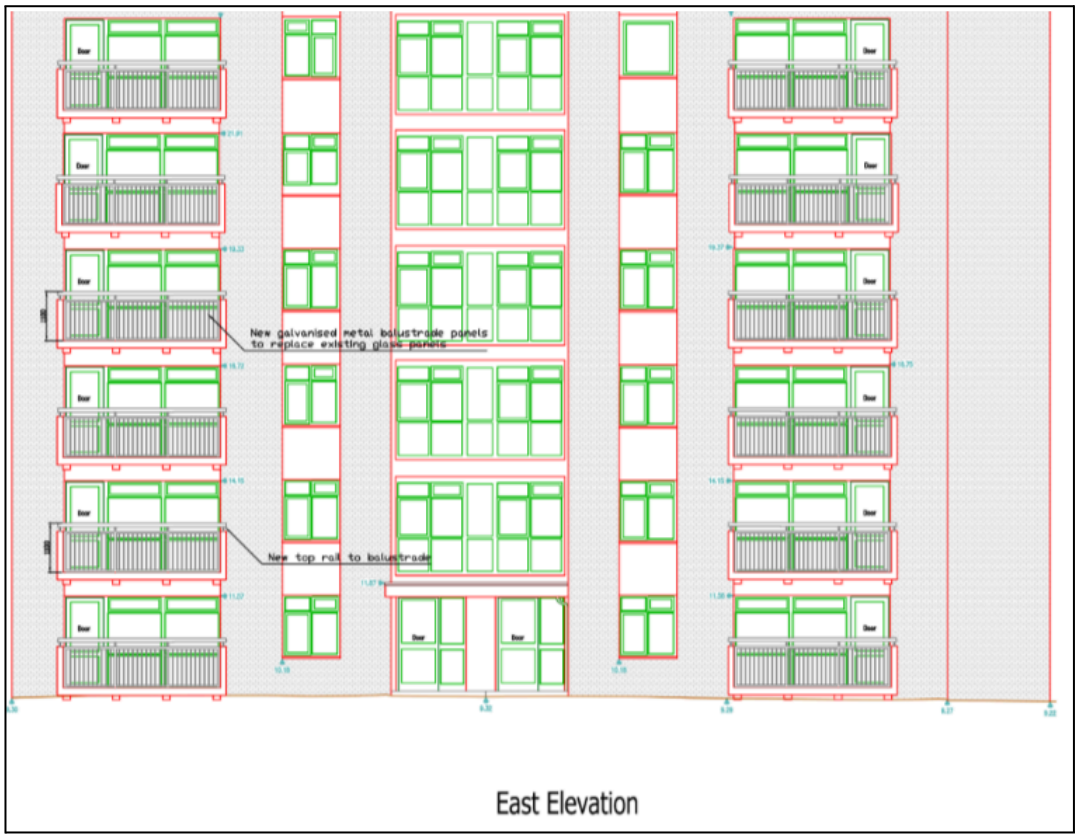
Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The principle of development has been established via the permission granted in August and therefore the main issue in the determination of the application is whether the proposed change from refurbishment to replacement of the balconies could warrant a different conclusion being reached.

The permission granted in August allowed the principle of refurbished balconies at the block. One of the approved elevations is shown below:



East Elevation

The necessity to completely replace the balconies has resulted in a revised design as shown below:



Sea House
Proposed East Elevation

A structural report was submitted with the application which states that due to the extent of corrosion on the existing balconies, repairs are not a suitable solution to maintain their structural integrity.

Your officers are of the view that in planning terms there is little difference between refurbishing or replacing the balconies since the visual impact of the changes as shown in the elevations above will be quite similar. It is apparent, though, that either option is likely to result in a visual improvement when compared to the balconies previously in situ and given the safety need to replace those balconies, it is considered that there can be no objection to the full replacement of the balconies with the design now shown.

There is no additional impact upon the 2 storey dwellings across the road to the north as the balconies are the same size as the existing.

Recommendation

APPROVE the non-material amendments in accordance with the application and accompanying plans.