**Application: AWDM/0319/18** **Recommendation – Approve**

**Site:** **21 Atlantic Court**
**Ferry Road**
**Shoreham-By-Sea**
**BN43 5YJ**

**Proposal:** **Replacement UPVC windows and door to west elevation ground floor**

**Date of site visit:** 03.05.2018

**Neighbours checked:** Yes

**Additional neighbour notifications:** No

**Proposal, Site and Surroundings**

Atlantic Court and Pacific Court are 5-storey 1960s style blocks of flats on Ferry Road and Riverside on Shoreham Beach. Atlantic Court contains 60 flats and fronts onto Riverside. Flat 21 is on the ground floor on the rear (west) side of the block. It is proposed to replace the existing white plastic units with white plastic (PVCu) windows and doors to the balcony.

The proposed replacements would provide 7no. windows and doors in linear form along the frontage of the flat, as opposed to the existing 6no., and would be similar to others within the same elevation of the block, i.e. the top floor. Indeed there are many flats on this elevation of the block, which have differing windows to one another in terms of design and numbers. Therefore, the change on this flat in the block would not adversely affect the character of the building or the visual amenity of the area.

**Relevant site history**

Many applications for changes to the windows and doors within the blocks

**Consultations**

None

**Representations**

None received

**Relevant Government Legislation and Guidance**

National Planning Policy Framework (CLG 2012)
Adur Local Plan: Policy 15

**Planning Assessment**

The proposed replacements would be similar to the originals albeit there will be an increase in the amount of units, in terms of design and appearance. It will also be in keeping with other replacements in the block and would not adversely affect the character of the building or the visual amenity of the area.

**Recommendation**

**APPROVE:** subject to the following conditions

1. Approved plans
2. Standard time limit

Case Officer: Eve Hearsey Date: 05.06.2018

Authorised by: Peter Barnett Date: 5 June 2018