Development Management - Delegated Officer Report

Application Number: AWDM/0821/19 Recommendation – APPROVE

Site: 46 Pacific Court Riverside Shoreham-By-Sea

Proposal: Installation of replacement white UPVC windows

Date of site visit: 4th June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Pacific Court is a large, purpose built block of flats on Shoreham Beach. The principal elevation faces north toward the river. There is a large parking and garaging area to the rear. The building has both balconies and patio areas to the north and south elevation. Consent is sought to replace the French doors and two windows on the northern side of the building. These are on the second floor on the western end of the building. The design of the windows and doors are to remain the same as existing in uPVC, the exception being the opening section of the tilt and turn windows to be smaller.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: 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 visual appearance of the replacement windows and doors in relation to the building as a whole will remain unchanged, the changes to the opening size are considered acceptable within the context of the building as a whole. The building has

many windows and doors of differing designs with opening methods varying also. The balconies and entrance doors give continuity to the building. The works will not have any adverse impact with regards to visual amenity and 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 3 year time limit

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker Date: 17 June 2019

Authorised by: Peter Barnett Date: 17 June 2019