Development Management - Delegated Officer Report

Application Number: AWDM/0985/21 Recommendation – APPROVE

Site: 1 King Charles Place, Emerald Quay, Shoreham-by-Sea, BN43 5JH

Proposal: Retrospective application for replacement door

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a circa 1980's construction, and is located on the north elevational side of the block of flats which is King Charles Place within the Emerald Quay development on the Shoreham Beach Estate. The bricks on King Charles Place are of a light buff colour and the windows and doors are dark brown/black colour

Emerald Quay is an 'L' shaped block, with its main elevation facing north towards the river. There is also a boat parking lagoon situated in front (north) of the block.

The block making up King Charles Place has dark wood coloured (although most are now PVCu) window frames and doors. The design of the entrance doors as built were Georgian in style, namely fully glazed with small panes of glass. There are canopies over the entrance doors. There is a uniformity in the design and colouring of the units.

The entrance door in question, the subject of this application, is located on the north elevation of the flats, on the western arm.

Proposal:

The proposal seeks permission for the retention of an entrance door to no. 1 King Charles Place. The door has been changed from a Georgian style door with a letterbox located on the bottom end of the door, to a split, Georgian style door with a central horizontal mullion which contains the letter box.

Both the old door and the new door are coloured dark brown. The material has changed from wood on the original door to PVCu on its replacement

Representations: None received

Consultations: None

Relevant History:

None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 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 surrounding area.

Visual & Residential Amenity

It is clear that there have been changes to windows and doors on the blocks namely 'King Charles Place', 'South Point; and 'St Marys Place', all of which are within Emerald Quay. Namely the change from timber to PVCu, but it seems that many have undertaken the changes without the benefit of planning permission, they have kept to the livery colour of the estate for the windows and door, which is dark brown/black, thereby maintaining the uniformity linkage of the estate.

The entrance doors that have been changed largely contain the glazed aspect of the entrance door in a pseudo facsimile of the doors that were originally put in when the estate was constructed.

Notwithstanding the fact that the new entrance door does not totally replicate the doors that were originally put in, it is not considered that it is out of character with the original build, particularly given the colouring is a constant, and thereby it does not detract from the overall character of the development.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 26.08.2021

Authorised by: Peter Barnett Date: 26 August 2021