Expiry Date - 17-08-2016

Development Control – Delegated Officer Report

Application Number: **AWDM/0968/16**

Recommendation – APPROVE

Site: **Lincoln Court South Street Lancing**

Proposal: **Demolish and replace existing two-storey concrete walkway/balcony and replace with new two-storey galvanised steel two-storey walkway/balcony to rear (east) elevation**

Neighbours checked: Y
Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for replacement of the existing concrete walkway/balcony with galvanised steel walkway and other external alterations involved in the upgrading of the building (full details shown on the submitted drawings).

The application property is a purpose built three storey flat block with commerical units at ground floor. Concrete walkways at the rear allow access. There is a car park at the rear.

Relevant Planning History

None

Consultations

Adur & Worthing Councils Environmental Health: *No adverse comments*

Representations

None

Relevant Planning Policies and Guidance

National Planning Policy Framework
Adur Local Plan (saved policies): AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The concrete bands that form the balconies at the rear of the flat block add to the inter-war architectural style of the block. However the rear is in a poor state of repair and the applicant has asserted the costs of concrete repair would be prohibitive.

The new galvanized steel frame walkway and support columns would be positioned in a similar position to the masonry bands. Its lightweight design and its location at the rear of the block means that it would not be conspicuous from public vantage point and the new structures would not be visually harmful.

The remaining external alterations would upgrade the building's appearance to its betterment.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Informative
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.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 14-07-2016

Authorised and signed by: Peter Barnett Date: 18 July 2016