Development Management – Delegated Officer Report

Application Number: AWDM/1779/17 Recommendation – APPROVE

Site: 46 Atlantic Court, Ferry Road, Shoreham-by-Sea, BN43 5YJ

Proposal: Installation of replacement windows and patio doors from aluminium to PVCu.

Date of site visit: 23.11.17

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

Atlantic Court is a 5 storey block of flats within Shoreham beach, situated close to the river Adur and the public footbridge over the river connecting to the town centre of Shoreham. There is another 5 storey block of flats (Pacific Court) at right angles to Atlantic Court and facing the river, the main difference between the two blocks is that Atlantic Court has green screens to the front balconies and Pacific Court has Blue screens to the front. It is clear from visiting the site, that there are many of the flats who have changed their windows to PVCu.

Permission is sought to change the existing aluminium windows and patio doors to PVCu.

Flat no. 46 is situated on the second floor and has one window and one set of glazed patio doors to the front elevation (east) which are to be changed and a series of glazed patio doors to the rear (west). The replacement windows are as follows:-
W1 – Kitchen window front elevation (east)
D1 – Bedroom double patio sliding doors front elevation (east)
D2 – Lounge double patio sliding doors rear elevation (west)
D3 – Lounge quadruple patio sliding doors rear elevation (west)

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan (2017) Policy 15
Development Management Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity and Impact upon Character and Appearance of the Area

The proposed PVCu replacement kitchen window will largely be of the same design but it will have 2no. fanlights and one of the lower windows will be wider than the other one. However, within the block the windows above and below the application window, are different from one another too.

The remaining replacements are fully glazed patio sliding doors. Other than the material change from aluminium to PVCu, there will be no discernible change.

Residential Amenity

There will be no additional windows created purely a change in the material of the windows; thereby the neighbouring residential amenities will not be unacceptably harmed by the proposal.

Recommendation

APPROVE subject to the following conditions

1. Approved plan
2. Standard time limit

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 13.12.2017

Authorised by: Peter Barnett Date: 15 December 2017