Expiry 18.8.07

Development Control – Delegated Officer Report

Application Number: ADC/0373/07 **Recommendation – Permit Application**

Site: **Pacific Court Riverside Shoreham-by-Sea West Sussex**

Proposal: **Replacement windows to 5 no. stair wells**

The Application

The application site contains a four storey flat development (known as Pacific Court) located on the southern side of Riverside Road.

The applicant proposes to replace five existing wooden framed stairwell windows fronting the roadway with a like-for-like white UVPC substitute.

The replacement windows and frames are required to remedy a dangerous situation that has arisen due to deterioration of the existing building.

The surrounding street scene consists predominantly 2 – 4 storey flat and attached townhouse development, with a number of commercial activities occupying the ground floor of those opposite the site along Ferry Road.

Consultations and Representations

Two letters have been received from residents of the development stating no objection to the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan: LOC 1 (Locational Strategy)
DEV 1 (High Quality Development)

Adur District Local Plan: AG 1 (General)
AH 7 (Extensions & Alterations for Householders)

Planning Assessment

The Appearance
The chosen materials match the existing building and will not alter the existing character or streetscape of the area.

Effects on Neighbours
The proposal will not impact on neighbouring properties. Furthermore, the materials match a similar refurbishment recently approved and undertaken on a block of flats directly to the south along Ferry Road.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci

Case Officer: J. Reynolds

Date: 12/7/07

CJ 13/7/07