Development Management - Delegated Officer Report

Application Number: AWDM/1370/23 Recommendation – APPROVE

Site: 43 Atlantic Court, Ferry Road, Shoreham-by-Sea, BN43 5YJ

Proposal: Installation of replacement patio door from Aluminium to white UPV

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

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The property is 5 storey, purpose built, block of flats circa 1960's, with the main elevations being east and west. The property is very uniform in design with all the flats looking the same/similar to one another.

The property is situated within the Shoreham Beach Estate, and lies to the west of Ferry Road, and north of Beach Road. The River Adur lies to the north and the Sea lies to the south.

Flat no. 43 is on the first floor of the block (2nd section from the north), and faces west, over the communal gardens of the flats.

The proposal seeks permission to:-

- Replace 1no. unit of two full glazed patio sliding doors, from aluminium frame to UPVC frame.
- The aperture of the opening is shown to be 2.71m wide x 2.155m high.
- The existing aperture contains 2no. full glazed sliding sash doors (each being approx. 1.35m wide)
- The 2no. doors will be replaced with 3no. full glazed doors, 1no. of which will contain a fanlight window, (each of the 3no. being approx. 900mm wide)

Representations: None received

Consultations: None

Relevant Planning History: Various

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 2021

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 Amenity:

The proposed replacement patio doors will not be like for like as it will reduce the width of each door within the aperture thereby going from 2no. to 3no. doors.

However, as demonstrated by the submitted photos of the relevant elevation of the Atlantic Court flats, there are many of the flats that have not only replaced the original aluminium windows with UPVC, many have also subdivided the apertures with increased number of narrower doors albeit that the aperture size is not altering. Indeed, the flat directly above the application site has altered their patio doors to the same change that is required by this current application.

Although there have been changes over time to the number of doors on each flat, and slight design changes too, overall the character of the block is the same, i.e. the same colour windows and doors, plus the same colour painted panels on the block.

Residential Amenity:

It is considered that there will be no material harmful effect onto the existing residential amenities of the block or the wider area in general.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

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

Informative:-

1. Approved without amendment

Case Officer: Eve Hearsey Date: 13.12.2023

Authorised by: Peter Barnett Date: 13 December 2023