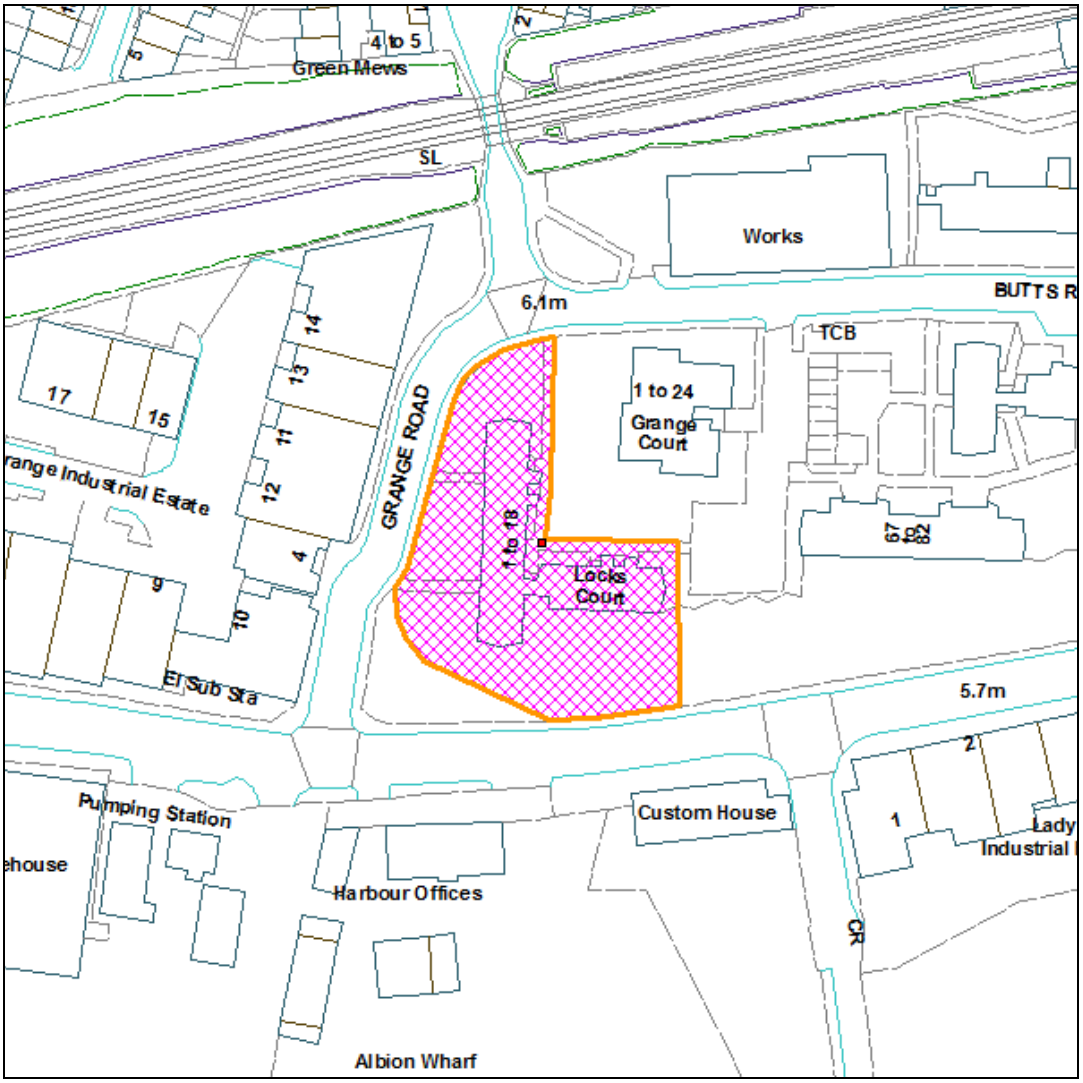
Application Number: AWDM/0059/20 **Recommendation – APPROVE**

Site: **Locks Court, Grange Road, Southwick**

Proposal: **Adur Reg 3 application for replacement UPVC windows/doors and balconies**

Applicant: Adur District Council Ward: Eastbrook
Case Officer: Peter Barnett



Not to Scale

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Proposal, Site and Surroundings

This application is made under Regulation 3 of the Town and Country Planning General Regulations 1992, for development by Adur District Council to carry out works on land owned by the Council.

The site comprises Locks Court, a 3 storey L-shaped block of flats located between the A259 (Albion Street) and Grange Road.

It is proposed to renovate the building by replacing the existing windows, doors and balconies. The windows and doors are being replaced on a like-for-like basis, with UPVC frames.

The existing balconies are individual and cantilevered, projecting from the face of the building with no visible support, and are present on the south and west elevations. The balconies are to be replaced with stacked steel balconies on vertical support posts.

The applicant's agent has submitted the following statement in support of the application:

"*Following stock condition surveys, 1 - 18 Locks Court, Southwick, was identified as needing major repair. Historically works to this block have been undertaken on a more responsive and sporadic basis but this has proven unsuccessful in keeping the block in a good state of repair.*

This project is the external and internal refurbishment of Locks Court, a three-storey block of flats located close to the seafront in Southwick. The works include but are not limited to brickwork repairs, replacement wall ties, replacement balconies, replacement windows and doors and fire upgrade works.

The Council wants to undertake full refurbishment of the block and leave the block in a well maintained and sound condition on completion."

Consultations

None

Representations

None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 15
National Planning Policy Framework (February 2019)

Relevant Legislation

The Committee should consider the planning application in accordance with:
Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and
Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

The proposed alterations will improve the conditions for the residents as well improving the appearance of the building.

The replacement balconies will have a greater visual impact, replacing individual balconies with a larger steel structure and supports. However, it is not considered that the change will have a harmful visual impact on the building or the wider area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. External materials as specified

9th March 2020