Development Management – Delegated Officer Report

Application Number: AWDM/1035/15 Recommendation – APPROVE

Site: 23 Widewater Court Kings Crescent Shoreham-By-Sea

Proposal: Retention of patio doors to replace existing window on top floor west elevation. (retrospective)

Date of site visit: 06.10.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a top floor flat within a purpose built block of flats on Shoreham Beach near Widewater. Patio doors have been installed to access the existing balcony from the bedroom. Retrospective permission is sought.

Consultations: - Southern Water – Southern Water has no objection to the proposal.

Representations:

Letter received from the owner/occupier of 12 Widewater Court. Do not object however concern over the alterations that have taken place. Structural Report states that the alteration to the south wall of the bedroom has potentially detrimentally affected the structure of the property and will require strengthening or remedial works.

Letter received from owner/occupier of no. 13 advising the same.

Letter received from owner/occupier of no. 17 advising the same.

Letter received from owner/occupiers of no. 7 advising they have no objection provided that any modifications made are structurally sound.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the development which involves an upgrade and replacement to an existing opening in the building. Concerns have been expressed by local residents relating to the structural soundness following the alterations. This is not considered to be a planning matter and the issue has been raised with the applicant's agent and an informative is attached.

Visual amenity

The replacement patio doors are in keeping with the other 2 patio doors at the flat. They provide access to a private balcony and allow for improved views for the occupiers. Visually they do not impact on the appearance of the building if anything they enhance its appearance as they are an upgrade and represent a low maintenance material. They are not clearly visible within the context of the building as a whole.

Residential amenity

The replacement patio doors do not affect the residential amenities of any of the occupiers of the flats. The patio doors serve the existing private patio area only and do not result in any change to the existing use of the patio. There is not increased overlooking.

Recommendation

APPROVE

Subject to Conditions:-

1. Permission relates to the following approved plans: -

   Location Plan
   Block Plan
   Photograph of Building
   Drawing no. 07/15/NE-01 1 of 2
   Drawing no. 07/15/NE -01 2 of 2
   all received 4th August 2015

   Reason: - For avoidance of doubt and in the interests of proper planning.

<u>Informative</u>

1. Proactive Statement - no amendments
2. The applicant is advised that the patio doors should have been installed correctly and to meet the required structural standards to not compromise the structural integrity of the building as a whole.

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

Case Officer: Hannah Barker Date: 12th October 2015

Authorised by: Jo Morin Date: 13.10.2015