Expiry Date – 30/4

Development Control – Delegated Officer Report

Application Number: AWDM/0358/20 Recommendation – Grant

Site: 13 Widewater Court, Kings Crescent, Shoreham

Proposal: Retrospective application for retention of 3rd floor windows and doors on South elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 12.3

Site and Surroundings

This application relates to a 4 and 5 storey 1960's block of 25 flats on the west side of Kings Crescent. The block is 'L' shaped with the shorter length fronting West Beach Road and the sea. The flat in question is at third floor level on the western end of the southern block. South and west facing flats have balconies

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to retain a patio door and windows added to the third floor balcony of this flat. The application form says that the alteration took place in October 2015.

Relevant Planning History

None found.

Consultations

None undertaken.

Representations

None receved.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area.

Character

The balconies on this south elevation are partially enclosed and include sliding doors in the main rear wall. These openings as built appear to be in three parts with one end fixed pane narrower than the opposite end and the central 'door' sliding to allow access out.

The applicant has altered his window to include two equal sized fixed end panels with a central casement door. This alteration took place in 2015.

This is not a listed building and nor is the block in a conservation area. The door is not in keeping with the original method of opening but it does not jump out at you from the street. It is not causing such harm that enforcement action is justified. It has been in position since 2015 and no neighbour has brought it to our attention in the interim. Nor have they responded to the consultation on this application.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? No.

Case Officer signed: MOK Date: 16.4.2020

Authorised and signed by: Peter Barnett Date: 16 April 2020