Development Management - Delegated Officer Report

Application Number: AWDM/1047/25 Recommendation – Approve

Site: 7 Atlantic Court, Ferry Road, Shoreham-By-Sea, BN43 5YJ

Proposal: Replacement windows and sliding doors to east and west elevations, alteration to an existing window opening and a new window to the south elevation. New boiler flue (coloured to match brickwork) and ventilation grill (coloured to match brick work) to the south elevation. 3rd floor

Date of site visit: Previously visited. Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to Atlantic Court, a five storey block of flats within the Shoreham Beach residential area. There are 2no. 5 storey block of flats situated close to each other of similar design, Pacific Court running east west and facing the river; and Atlantic Court running north south which is positioned at right angles to Beach Road close to the Shoreham Beach, with the windows facing east and west. The end, south elevation of Atlantic Court has an additional window on each floor. It is this elevation which is the subject of the current application.

The locality is residential in nature and contains predominantly housing, but there is another block of flats of similar design and appearance to the application site, namely Pacific Court.

Proposal:

The application seeks to:-

- Replace windows to the front (East) elevation;
- Replace windows to the rear (West) elevation;
- Replace and enlarge the window on the side (South) elevation to measure approx. 2.25m wide x 2.10m high;
- Create a new opening for a new window on the side (South) elevation measuring approx. 700mm wide x 2.10m high;
- Install boiler vent on south elevation (coloured to match brickwork); and
- MVHR (mechanical ventilation with heat recovery) system inlet on east elevation (coloured to match brickwork).

Relevant Site History:

Various applications for replacement windows within whole block

Consultations:
None

Representations:
None received

Relevant Planning Policies

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

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 dwelling and its surroundings.

Visual amenity

The proposed replacement windows will be of a slightly different design to the existing windows. There will be 3no. glazed panes across the whole width of the rear (west) elevation compared to the existing 5no. windows, and there will be no fanlights. The south elevation will see the main change in that the existing one pane window will increase in depth but will still be one pane and fixed. There will also be the introduction of an additional full height window in the south elevation, of narrower width. None of the other properties currently have an additional window or deeper window as proposed and therefore this could possibly result in an unbalanced elevation. However, on balance, the elevation is not considered to be unduly harmed by these alterations, thereby no detriment has resulted.

Other alterations to the external elevations involve the installation of a boiler vent and MVHR vents. This type of paraphernalia is considered to be can be expected to be added to buildings to facilitate functionality of heating systems etc. and do not cause harm.

Residential amenity

The new side window was initially going to be a tilt and turn window, however the agent undertook a risk assessment of the window and found that there would be an unacceptable risk of falling with the opening of the window for

ventilation, and therefore in order to mitigate this safety risk the window now will have a top hung high level opening.

The internal alterations will totally upgrade the whole flat. By removal of internal walls, the front living rooms, which will be on the west side of the flat, will be open plan with an enlarged kitchen, living and dining room combined.

The centre section of the flat will have a spacious entrance hall which leads to the bathroom, and the rear section of the flat will accommodate the enlarged bedroom with ensuite and walk in wardrobe. The enlargement of the rooms has been achieved by the removed internal walls which has visibly opened up the flat to be spacious and light.

The flat will also provide sustainable measures such as high performance glazing throughout and a mechanical ventilation with heat recover (MVHR) system being installed.

It is not considered that the proposed works will result in any material loss of residential amenities to the existing flats within the block or the wider area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 15.10.2025

Authorised by: Peter Barnett Date: 15 October 2025