Expiry Date - 28/09/2016

Development Control – Delegated Officer Report

Application Number: AWDM/1212/16 **Recommendation – Approve**

Site: **Atlantic Court Ferry Road Shoreham-By-Sea West Sussex**

Proposal: **Replacement balcony balustrading to rear elevation to all flats.**

Site visit: 17.8.16

Site and surrounds

The application property is a five storey slab block of purpose built 1960s flats (60 in total), situated in a residential area just to the north of Shoreham Beach.

The block faces eastwards across Ferry Rd to two storey/chalet housing and its rear backs onto a large rear lawn –private amenity space.

The block is designed in period modern style with flat roof and balconies facing west and east.

The property is the subject of an ongoing programme of upgrades and maintenance and recently works have been completed as approved under AWDM/1567/13 to replace the balcony screens and top floor railings on east elevation with seaside pastel green perforated metal balcony screens and the side panels to revert to plain white spindles.

The building's appearance has been somewhat lifted as a result.

Another similar block stands to the north with bright blue painted balconies.

Proposal

This complements the upgrade recently made under AWDM/1567/13 and seeks to replace the existing balustrade on the rear (west) elevation.

The Design and Access Statement states:

> The existing balustrade is in poor condition, having corroded over the years, and is also contributing to damp ingress issues within the building.
> The balustrade is to be replaced in a similar style to the existing top floor balustrade, while complying with the relevant British Standards.

The drawings also show the balcony screens as painted blue.

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Relevant Planning History

See above

Consultations

Environmental Health Officer

With reference to the above application, as the works are being carried out in such close proximity to the flats I would recommend that all works of demolition and construction, including the use of plant and machinery and any deliveries or collections necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted.

Representations

None

Planning Policy Framework

Relevant Planning Policies and Guidance

National Planning Policy Framework (CLG 2012)
Draft Adur Local Plan
Adur Local Plan

Planning Assessment

Principle

The proposal upgrades a large prominent block and is supported.

Visual amenity

The form, composition, and appearance of the block is not significantly changed and the works will harmonize well with the palette of the building and its domestic character and seaside location and complement the recent upgrades .

Impact on neighbouring amenity and living conditions

None other than to upgrade .

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Recommendation

APPROVE for the reason:-

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans
3. Works restricted to hours as requested by EHO

Is recommendation contrary to any representations? N

Case Officer signed:P. Devonport Date: 5.10.16

Authorised and signed by: Gary Peck Date: 5 October 2016