Exp'y 30.8.07

Development Control – Delegated Officer Report

Application Number: ADC/0405/07 **Recommendation – Permit Application**

Site: **Town Quay Apartments Town Quay Shoreham-by-Sea West Sussex**

Proposal: **External lift and lift shaft to rear elevation**

The Application

The application site contains a four storey apartment building located adjacent to the Adur River on the east side of Town Quay, Shoreham-by-Sea. Approval to use of the southeast corner of the ground floor apartment was granted in 1997 (SU/175/97/TP).

An external lift and disabled access ramp, located within and adjacent to an existing recess of the building fronting Adur River, is now proposed in response to concerns relating to the reduced mobility of aging residents,

Surrounding development include a number of other multi-storey apartment buildings some with commercial tenancies on the ground floor, whilst on the opposite side of the river are a series of house boats that look towards the location of the proposed alteration.

Consultations and Representations

The Environment Agency has assessed the application as having a low environmental risk and therefore has no objection to the proposal.

The only other correspondence Council has received on the application is a letter from one of the occupants of the building supporting the proposal.

Relevant Planning Policies and Guidance

West Sussex Structure Plan:	LOC 1 (Locational Strategy) DEV 1 (High Quality Development)
Adur District Local Plan:	AG 1 (General) AB 31 (Access for People with Disabilities)

Planning Assessment

The Appearance
The location of the lift within the existing recess of the building ensures that it is not visible from any adjoining development. A distant view is afforded to the houseboats however the design is such that it is similar in appearance to the adjacent stairwell, and fits in with the character of the existing building.

Furthermore, the lift does not take up the entire recess hence some articulation in the building remains as opposed to the creation of a blank wall. In association with the use of glass windows along the external wall of the shaft, this ensures that an attractive appearance is also maintained from the public realm (in this case the adjoining waterway).

Effects on Neighbours
Located in the centre of the rear of the building, neighbouring properties are sufficiently distant such that they will be unaffected by any noise generated by operation of the lift.

The small ramp proposed along the boardwalk required to allow the lift to be raised above potential flood levels will alter the existing flat nature of the adjoining boardwalk, however by meeting disability standards the proposal ensures that no adverse impact is created on access and usability of that area by the public or neighbouring residents.

Overall the proposal improves the use and accessibility of the building and is considered to be in accordance with Policy AB 31 of the Local Plan.

Recommendation:

APPROVE for reason that :- 1PPi

1. C1Ci (Approval Timeframe)
2. C12Ei (Match External Materials)

Case Officer: ..... J. Reynolds .....

Date: ..... 3/8/07 .....

CJ 3/8/07.