

Development Management – Delegated Officer Report

Application Number: AWD/0421/26 Recommendation: APPROVE

Site: 29 Atlantic Court, Ferry Road, Shoreham-by-Sea

Proposal: 3 replacement windows 2 on east elevation and 1 on west elevation

Date of Site Visit: no site visit use of photos and google maps.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a top floor flat within a purpose built block of flats within Ferry Road Shoreham, near to the beach. The building is four storeys and has dual aspect to the front facing the road and rear onto a large amenity space.

Permission is sought to replace three windows, 2 on the east elevation, front and 1 on the rear, west.

On the west elevation are patio doors and with a window in between this window is to be replaced. On the east elevation there are two windows and these are both to be replaced with white uPVC double glazed windows. The openings and design of all three windows will be different to existing.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

‘Supplementary Planning Guidance’ comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework (December 2024)

WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed replacement windows to the east will be visible within the street scene. They show a different design to those existing with different openings. However the frames are white matching the overall appearance of the building. Atlantic Court is a large purpose built block of flats with a dominant impact upon the street scene. There are many windows, patio doors and balconies visible. The balconies give an overall uniform appearance however the windows and doors vary with opening styles. This change does not affect the overall character and appearance of the building. In this case therefore the design of the new units can be supported.

Residential amenity

The proposed replacement glazing will have no adverse impact upon the residential amenities of the adjacent occupiers.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Hannah Barker

Date: 13th July 2026

Authorised by: Peter Barnett

Date: 13 July 2026