Development Management - Delegated Officer Report

Application Number: AWDM/1478/20 Recommendation – APPROVE

Site: 26 Pacific Court Riverside, Shoreham-By-Sea, BN43 5RW

Proposal: Replacement of balcony door to south elevation of second floor flat

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

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Pacific Court is a large, purpose built block of flats on Shoreham Beach. The principal elevation faces north toward the river. There is a large parking and garaging area to the rear. The building has both balconies and patio areas to the north and south elevation. Consent is sought to replace the second floor balcony door, being a triple set of glazed doors, to the south elevation of the building. The design of the door will remain the same as existing door, but will be in uPVC, whereas the original balcony door is in aluminium.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'SPG: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)

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.

Planning Assessment

The visual appearance of the replacement door in relation to the building as a whole will remain unchanged, and there will be no change to the size of the door. The only

change relates to the use of material for the door, ie. UPVC in lieu of aluminium. The works will not have any adverse impact with regards to visual amenity or the character of the existing building or street scene. There will be no adverse impact upon residential amenity.

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: 10.11.2020

Authorised by: Peter Barnett Date: 10 November 2020