Development Management – Delegated Officer Report

Application Number: AWDM/1844/22 Recommendation – APPROVE

Site: Widewater Court, Kings Crescent, Shoreham-by-Sea, BN43 5LS

Proposal: Remove all existing balustrades to south and west elevations and replace with new

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

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The application property is 5 storey 'L' shaped block of flats situated on Shoreham Beach estate, occupying a prominent corner position with Kings Crescent to the east and West Beach Road to the south, further its height and mass are considerably taller than the two and three storey buildings in the area.

There are existing balconies to the flats on the south and west elevations, on the 1st, 2nd, and 3rd floors. The 4th floor is indented in from the main elevations and thereby there are no balconies which are subject to this application.

The Proposal:

The application seeks permission to replace the existing balustrading of the balconies on the south and west elevations with ones of the same size but of differing materials namely the use of powder coated metal in lieu of UPVC

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 2021

Relevant Planning History:

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The change from UPVC to powder coated aluminium will be an acceptable alternative for the balustrading on the balconies of this 5 storey block of flats.

The design of the glazing infills has also been amended removing the centre horizontal division bar, this will then mean that the glazing is just one piece for each section.

Another change will be the provision of obscured glass on the lower side sections for privacy purposes.

It is considered that both of these design amendments will not compromise the visual amenities of the block of flats, particularly as all of the balconies will be changed at the same time, and how it is viewed from outside of the site. The character of the area will thereby not be diminished.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 12.01.2023

Authorised by: Peter Barnett Date: 12 January 2023