Development Management - Delegated Officer Report

Application Number: AWDM/1590/20 Recommendation – APPROVE

Site: 29 Atlantic Court, Ferry Road, Shoreham-By-Sea, BN43 5YJ

Proposal: Replacement of aluminium doors with PVCu to west elevation of fifth 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

Atlantic Court is a large, 5 storey, purpose built block of flats, facing east and west on Shoreham Beach. The principal elevation faces east towards a parade of shops.. There is a grass amenity area to the rear. Both the east and west elevations have balconies and patio areas.

Consent is sought to replace the 5th floor fenestration on the west elevation. The existing lounge quad sliding glazed patio doors will be replaced by quad sliding glazed patio doors. The exiting bedroom 2no. picture windows with top hung windows above, will be replace with double sliding glazed patio doors.

The materials will change from aluminium frames to PVCu frames.

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 fenestration in relation to the building as a whole will remain unchanged. Although the bedroom windows will change from a picture window with fanlights above to fully glazed patio sliding doors, the change is relatively minor and will not materially affect the visual appearance of the block of flats as a whole. The other change relates to the use of materials going from aluminium frame to PVCu frames. The block of flats has already seen a large take up of PVCu windows and doors, and therefore this change in materials will not greatly impact on the appearance of the flats.

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: 18.11.2020

Authorised by: Peter Barnett Date: 18 November 2020