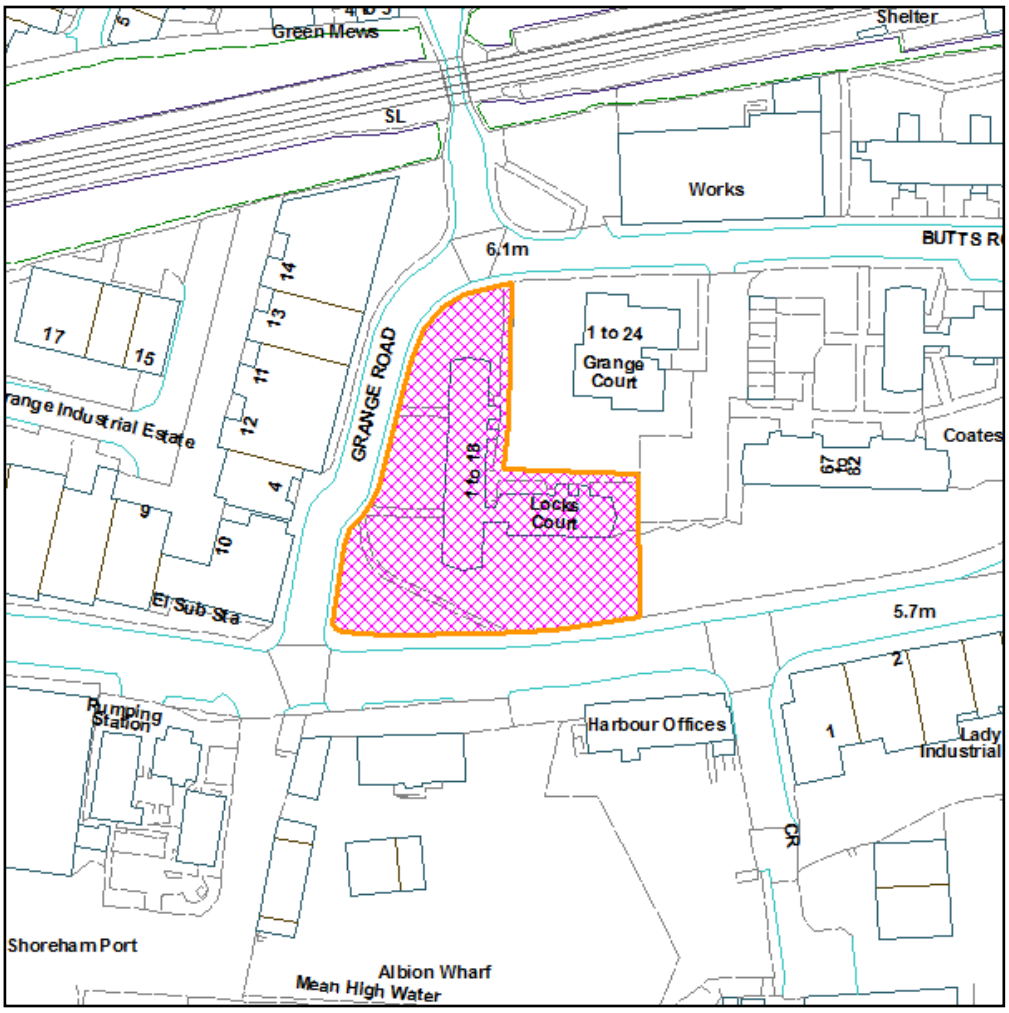
Application Number:	**AWDM/0474/24**	**Recommendation - APPROVE**
Site:	**Locks Court, Grange Road, Southwick**	
Proposal:	**Replacement of existing metal balcony balustrade and top rail to new galvanised metal balcony balustrade with galvanised metal top rail and concrete repairs. Construction of new steel supporting columns and bracing to balconies.**	
Applicant:	Adur & Worthing Councils	Ward: Eastbrook
Agent:	S. Bramley, Faithorn Farrell Timms	
Case Officer:	Eve Hearsey	



Not to Scale

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Proposal, Site and Surroundings

The application relates to a 3 storey block of flats between Butts Road/Grange Road and the A259 Worthing to Brighton Road. The area contains 13no. blocks of flats owned by Adur District Council that span across Butts Road, Grange Road, Station Road, Whiterock Place, Rock Close and Spring Gardens.

The application is one of 5no. applications relating to the proposed repair of balconies of blocks of flats in the area, all of which are on this agenda. For ease of reference, they are:

AWDM/0470/24 Sea House, Whiterock Place;

AWDM/0471/24 Grange Court, Butts Road;

AWDM/0472/24 Coates Court, Butts Road;

AWDM/0474/24 Locks Court, Grange Road; and

AWDM/ 0475/24 Rock Close, Whiterock Place.

The proposal is to replace the existing balcony balustrade panels and railings on all of the blocks. The existing balcony materials consist of glass infill panels, metal balustrade, metal top rails covered in plastic rail cappings and concrete balustrade panels to the side. This is to be replaced with galvanised metal balustrade panels and a galvanised metal top rail. The concrete balustrade side panels are to remain and be repaired. New vertical steel supporting columns are to be installed to the balconies to provide additional support.

These works are necessary following a structural engineer's report which identified structural safety concerns. Residents have been advised to not use their balconies until these repair works have been completed.

This is a Regulation 3 application, namely an application that permits a Local Authority to make an application to itself for planning permission and then to determine the application.

Consultations

None

Representations

None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 policy 15
National Planning Policy Framework (December 2023)

Relevant Legislation

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) provides that the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

The proposal comprises the repair to balconies of a residential property located within the built up area and can be supported in principle. The relevant issues are the existing residential and visual amenities of neighbouring residential occupiers and the character and appearance of the surrounding area.

Visual amenity

It is clear that the metal work, and some of the concrete too, has degraded over time and for health & safety reasons repair work must be undertaken. The main visual alteration will be the replacement of the existing front glass panels of the balconies with galvanized, vertical railings of the same height to the front of the balconies.

It is not considered that the change from glass to railings or the addition of steel supports will have a harmful visual impact on the appearance of the block of flats or the wider area.

Recommendation

Approve

Subject to conditions:-

1. Approved Plans
2. Standard time limit