Expires 19/9/07.

Development Control – Delegated Officer Report

Application Number: ADC/0450/07 **Recommendation – Permit Application**

Site: **19 Atlantic Court Ferry Road Shoreham-by-Sea West Sussex**

Proposal: **Changing bedroom windows to include wider sliding door to enable wheelchair user to access the fire escape/refuge balcony**

The Application

The application site is a top floor balcony flat located on the east side of Atlantic Court, Ferry Road, Shoreham Beach. Atlantic Court is a non-descript five storey block of flats that features a mix of window styles and materials. The proposal seeks permission to change the flat's balcony door and bedroom window to a larger sliding double door to enable wheelchair access to the fire refuge/escape balcony.

Consultations and Representations

Consultations/Comments

Chief Environmental Health Officer	No Objections.

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7
West Sussex Structure Plan: DEV1

Planning Assessment

The main planning concern with this application is whether the proposal compliments the existing fenestration of Atlantic Court.

The applicant's flat is top floor with identical flats to the north and south. The two flats to the south both feature the sliding door and single window setup that the applicants propose. However to the north the other flats feature the current setup. It is also noted that, particularly on the south side, other flats below feature large sliding doors. The windows will be UPVC which again is similar to most other windows on the block. Atlantic Court has experienced a rash of alterations to its fenestration that creates an inconsistency of appearance. It is therefore considered that, as this proposal will match other similar fenestrations on the block, it will not detract from the overall appearance of the flat. It will also enable the resident wheelchair user to access the balcony and escape routes in the event of an emergency.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)

Case Officer:.....

CS 28.8.07

Date: 24/8/07.