Development Control – Delegated Officer Report

Application Number: AWDM/2122/20 Recommendation – APPROVE

Site: 16 Widewater Court, Kings Crescent, Shoreham-by-Sea, BN43 5LS

Proposal: Installation of replacement balcony windows and patio door in white uPVC

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is situated on Shoreham Beach Estate, with West Beach Road to the south; Seahaven Gardens to the north; and Kings Crescent to the east. Widewater Lagoon is to the west and the Shoreham beach proper is located to the south. The block is thereby in a very noticeable position on the Shoreham Beach Estate.

The property is a 5 storey block of flats, with the flat, the subject of this application, located on the top floor, with its windows facing west to Widewater Lagoon.

The immediate surrounding area comprises a mix of bungalows; two and three storey dwellings, in detached, semi-detached and terraced form.

Proposal

Permission is sought to update the existing white uPVC balcony and patio door, which are full length and glazed, to white uPVC.

The proposed plans show 3no. glazed units, 2no. being fixed and show the measurements to be 2.120m high x 1.095m wide; with the third unit opening and its measurements shown to be 1.050m wide x 2.120m high.

Consultations: None

Representations: None received

Relevant Planning Policies:

Adur Local Plan 2017: Policies 1, 15
DM Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2019

Planning Assessment

There is no objection in principle to the proposed upgrading of the window/door units within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual & Residential Amenity

The flat in question is on the top floor facing Widewater Lagoon, therefore from street level the details of the windows will not be readily visible. The changes will be the upgrade of 3no. full length, fully glazed windows/door to 3no. full length, full glazed windows/door.

The current patio door slides towards the centre unit, and the proposed door will be a hinged opening.

It is not considered that this change will result in any demonstrable harm to the visual or residential amenities of the block or the locality in general.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit

Informatives

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 12.02.2021

Authorised by: Peter Barnett Date: 12 February 2021