Development Management - Delegated Officer Report

Application Number: AWDM/0670/21 Recommendation – Approve

Site: 58 Atlantic Court, Ferry Road, Shoreham-By-Sea, BN43 5YJ

Proposal: Retrospective application for UPVC double glazing windows and doors

Date of site visit: Seen on Street View and photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a 5 storey block of flats on Shoreham Beach. The application property has replaced 4no. sets of windows and patio doors of aluminium and UPVC to all UPVC frames. The flat is on the 4th floor and the elevations are east and west.

The design of the windows and patio doors are similar to other windows and doors within the block.

Relevant site history

Various applications within the whole block for replacement windows and with UPVC

Consultations

None

Representations: 1no. comment Atlantic Court

- Surely you must be able to spend your time & resources on far more important matters than this.

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 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.

Visual amenity

The replacement windows and door have minimal visual impact when viewed in the context of the block of flats as a whole where there are numerous window designs.

Residential amenity

The development does not affect the residential amenities of neighbouring flats.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

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

Informative:-

1. Approved without amendment

Case Officer: Eve Hearsey Date: 03.06.2021

Authorised by: Peter Barnett Date: 7 June 2021