Development Management - Delegated Officer Report

Application: AWDM/1169/17 Recommendation – Approve

Site: 11 Pacific Court, Riverside, Shoreham-By-Sea

Proposal: Replace existing aluminium doors and windows with white uPVC to north and south elevations (third floor)

Date of site visit: 12.09.17

Neighbours checked: site notice posted 12th September 2017

Additional neighbour notifications: No

Proposal, Site and Surroundings

Pacific Court is a large, purpose built block of flats on Shoreham Beach. The principal elevation faces north toward the river. There is a large parking and garaging area to the rear. The building has both balconies and patio areas to the north and south elevation. Consent is sought here to replace the windows serving flat 11 from aluminium windows to uPVC. This includes windows and sliding patio doors to the front and the replacement of two sliding patio doors to the rear. The design of the proposed doors and windows are to be like for like.

Consultations : - none

Representations: - none

Relevant Government Legislation and Guidance

National Planning Policy Framework
Saved Adur Local Plan Policies: AG1, AH7
Adur Submission Local Plan Policy 15 (2016)

Planning Assessment

The replacement windows will replace those existing like for like, the visual appearance of the building will therefore remain unchanged. The uPVC is thicker than the aluminium so therefore the frames will appear more ‘chunky’ yet this upgrade is considered to be acceptable. The building has many windows and doors of differing designs with opening methods varying also. It is not considered that there is justification here to require a change to the proposed design of the windows as so much variation exists. This appears to be the character of the building. The balconies and entrance doors give continuity to the building. It is therefore not considered that there will be any adverse impact with regards to the visual impact of the works upon the character of the existing building or street scene.

Recommendation

APPROVE:

Conditions:

1. **Standard time limit**
2. **Approved plans**

Informatives

1. **Proactive without amendments**

Case Officer: Hannah Barker Date: 3 October 2017

Authorised by: Peter Barnett Date: 3 October 2017