Development Management - Delegated Officer Report

Application Number: AWDM/0484/22 Recommendation – APPROVE

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

Proposal: Replacement of white PVCU double glazed entrance doors with side screens to porch with new white powder coated aluminium double glazed entrance doors with side screens – 6no. in total

Date of site visit: Visited site previously. Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The property is 5 storey, purpose built, block of flats circa 1960's, with the main elevations being east and west. The property is very uniform in design with all the flats looking the same/similar to one another.

The property is situated within the Shoreham Beach Estate, and lies to the west of Ferry Road, and north of Beach Road. The River Adur lies to the north and the Sea lies to the south.

The proposal seeks permission to:-

- Replace 6no. entrance doors facing Ferry Road

Representations: None received

Consultations: None

Relevant Planning History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

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 surrounding area.

Visual Amenity:

The proposed replacement entrance doors will look the same as they are to be ‘like for like’, the only difference being the change of materials from White PVCU to White Powder Coated Aluminium

Residential Amenity:

It is considered that there will be no material harmful effect onto the existing residential amenities of the block or the wider area in general.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

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

Informative:-

1. Approved without amendment

Case Officer: Eve Hearsey Date: 31.05.2022

Authorised by: Peter Barnett Date: 31 May 2022