Development Control – Delegated Officer Report

Application Number: AWDM/0504/16 Recommendation – APPROVE

Site: 6 North Point, Emerald Quay, Shoreham-by-Sea, West Sussex BN43 5JX

Proposal: Enclosure of balcony to west elevation (3rd floor) with full height double glazed uPVC units in 'rosewood' colour to match existing.

Date of site visit: 14.04.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to 4 storey block of flats built on the banks of the River Adur. Emerald Quay contains several block of residential flats some in terrace form. There are positions within the development that have moorings for boats, the most notable being the centre 'square' of the development that has a channel between 2no. 6 storey pitched roof blocks of flats as the only way into the mooring square. The application site relates to a 4 ½ storey pitched roof block of flats, built as a 'Y' shape, on the top corner of the development with 2no. sides directly facing onto the water. Directly to the west of the block is a slip way into the River.

The block is constructed with buff coloured bricks with an orange horizontal course running around the building at each floor and under and over the windows. The ground floor is a brown coloured brick for the main walls with a buff colour brick under the windows. There are balconies at differing points on the building, the balconies tend to appear triangular as they jut out like the prow of a ship, thus reflecting the nautical nature of the whole development. These balconies are on the 1st, 2nd and 3rd floors. However, there are other sporadic balconies attached to this block, the application flat being one of them, where it is the only balcony within the inset angled corner in which it has been positioned, on the 3rd floor. It is somewhat quirky, but it works very well in the context of the building.

Outside of the private development, there are a mix of bungalows and two storey dwellings within the street scene.

Proposal

Planning permission is sought to enclose the existing balcony. The balcony currently has a window type screen, made up of stained timber framework and glazing.

The proposal will replace the screen balustrade section with a design closely copying the existing screen and will also be built up in height to under the

eaves section. The upper design will appear as 2no. windows, and both of which will be opening window of the tilt and turn style. The material of all the glazing bars etc. will be PVCu in the colour 'rosewood' to mimic the colour of the existing timberwork on the building.

Consultations: None undertaken.

Representations: Two letters received discussing the possible issues of the management of this and other blocks of flats within the Emerald Quays development together with maintenance issues. None of the points discussed are material planning matters, and have no input to this application

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposal. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed replacement of the existing screen/balustrade and the enclosure of the balcony are considered acceptable within this particular instance, where the existing balcony appears as an arbitrary feature on this part of the building and does not particularly contribute to any sense of symmetry on this elevation. It is unlikely that a similar stance would be taken in respect of other balconies on the building which make a much stronger contribution to the visual harmony of the overall composition. However, each application will need to be considered on its own merits.

While the material being used for the enclosure is making a change from timber to PVCu, the colour of the PVCu will be 'rosewood' which is similar in colour to the existing stained wood which is in place within the building, and thereby will not appear as a great distraction on the building.

Contextually, the balcony is only readily viewed from one main side of the building, and thereby its enclosure will not have any great impact on the development as a whole or the wider landscape, which includes the street close to elevation relating to the development, namely Riverside Road to the south west, the proposal would have no impact on the street-scene.

Residential Amenity

The enclosure of the existing balcony or its replacement materials of timber to PVCu in 'rosewood, would have no adverse amenity impacts for neighbours.

Recommendation

APPROVE

1. Approved plans
2. Standard time limit

Informative

Standard Informative – approved without amendment

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

Case Officer: Eve Hearsey Date: 10.05.2016

Authorised by: J Morin Date: 26.05.2016