

Development Management – Delegated Officer Report

Application Number: AWDM/0244/25 **Recommendation:** APPROVE

Site: 10 Riverside House, Town Quay, Shoreham-By-Sea, West Sussex

Proposal: Installation of patio doors from uPVC to black powder coated aluminium.

Date of Site Visit: No visit, use of google maps and photos

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a ground floor flat in a purpose built, two storey block to the south of the High Street in Shoreham. The site faces onto the river to the south.

There are currently white-framed double French doors and a large window to the south facing onto a private decked area. Consent is sought to remove the patio doors and window and replace with black powder coated aluminium sliding doors the full width of the opening.

Representations: - None received.

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 (December 2024)

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

Visual amenity

The proposed doors will be replacing the white uPVC windows and doors to the rear elevation. They will be of a different design, more contemporary in appearance also with a black finish. This is a contrast to the existing colour and rest of the finish of the building. However, on balance, considering the views towards this side of the building are distant views from across the river, and the new doors will sit below a

projecting balcony, there would be no adverse impact in this case. The building also sits between larger more contemporary development where black frames are common place and within the larger context this development would not be harmful.

Residential amenity

The opening remains in the place of the existing openings. There would be no increased overlooking than already exists.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation N

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer: Hannah Barker

Date: 28th July 2026

Authorised by: Peter Barnett

Date: 28 July 2026