Development Management – Delegated Officer Report

Application Number: AWDM/0341/16 Recommendation – APPROVE

Site: 47 Pacific Court, Riverside, Shoreham-By-Sea

Proposal: Replace existing uPVC windows to balcony on south elevation with uPVC sliding patio doors and window.

Date of site visit: 15.03.16

Neighbours checked: no neighbours notified. 2 site notices posted. 1 to the front of the building at the entrance to the flats and 1 to the rear on the garage area.

Additional neighbour notifications: N - It was not considered necessary to notify any neighbours by letter due to the consideration/balance of the number of residents that would need to be notified being high and the relevance/impact/significance of the application.

Site and Surroundings

The application relates to a five storey purpose built flat roof block of flats forming part of a larger development on Shoreham Beach. The main entrance to the flats is to the north onto Riverside and the rear, south elevation faces toward a rear garage area with flat roof garages serving the flats. The application site is a fourth floor flat towards the west end of the building. As existing this flat has a south facing balcony which is partly enclosed by white painted railings and partly solid blue enclosed balustrade which forms a design feature repeated throughout the building.

Permission is sought to replace the existing windows that serve the enclosed side of the balcony. The window design will differ from that currently installed and sliding patio doors are proposed.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012).

Planning Assessment

There is no concern in principle relating to the upgrading of the residential flat within this block. The main issue for consideration is the impact of the works upon the visual amenity of the locality and residential amenity.

Visual Amenity

There are other windows and doors that vary from the original windows and these changes are not overly dominant or impacting negatively upon the character and appearance of the overall building. Despite the building being very uniform in style the change is not significant. The strong defining feature of the building is the angle of the balcony and railings coupled with the blue solid balustrade. There features will remain unchanged.

The solid balustrade will to some extent screen the proposed doors however these is not considered to be any adverse impact.

There are no planning records for the other changes that have occurred to the windows within the building.

Residential Amenity

There will be no increased overlooking or loss of light as a result of the proposal. The use of the balcony will remain as existing, however there will be an additional access from the flat.

Recommendation

APPROVE

Conditions

1. standard time limit
2. approved plans

Informatives

1. proactive statement

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

Case Officer: Hannah Barker Date: 11th April 2016

Authorised by: Jo Morin Date: 11.04.2016