Expiry Date - 13/02/2014

Development Control – Delegated Officer Report

Application Number: AWDM/1567/13 **Recommendation – Approve**

Site: **Atlantic Court Ferry Road Shoreham-By-Sea West Sussex**

Proposal: **Replacement of existing balcony screens and top floor railings on east elevation.**

Site visit: 7.1.14

Site and surrounds

The application property is a five storey slab block of purpose built 1960s flats (60n in total), situated in a residential area just to the north of Shoreham Beach.

The block faces eastwards across Ferry Rd to two storey/chalet housing and its rear backs onto a large rear lawn – private amenity space,

The block is designed in period modern style with flat roof and balconies facing west and east.

The east facing balcony screens are yellow painted steel; at the rear they are white. The railings on the top floor are white painted steel.

The building appears somewhat rundown.

Another similar block stands to the north with bright blue pained balconies.

Proposal

This has been revised following negotiation to substitute a more domestic, colourful seaside pastel green on the new perforated metal balcony screens instead of the galvanised grey metal originally proposed.

Likewise, the side panels to the balconies are to revert to plain white spindles at 100mm centres, similar to the existing. The difference on the new ones is that they would not have the steel channel at the base and the handrail would no longer be a rectangular box section, but 42mm CHS. The top railings would be galvanised and powdercoated.

The new balcony treatments relate to the ground to penultimate floors and the railings replacement to the top floor.

The form is essentially as current other than a slightly raised handrail,

The application's rationale is to replace and update the existing corroded screens rusting form the wind/sea spray/rain and improve the appearance of the building.

Relevant Planning History

None

Consultations

Representations

None

Planning Policy Framework

Relevant Planning Policies and Guidance

National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal upgrades a large prominent block and is supported.

Visual amenity

The form, composition, and appearance of the block is not significantly changed and the pastel green for the balcony screens will harmonize well with the palette of the building and its domestic character and seaside location. The upper floor railings closely match the existing treatment.

Impact on neighbouring amenity and living conditions

None.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or parking and access. It would consequently not conflict with The National Planning Policy Framework

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Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans:

087/12/01 Validated 19.12.13
087/12/02- B Validated 19.12.13, except for colour of balcony screens to be pastel green (RAL 6019) as set out in email from agent 10.2.14.
and side panels on the lower floors as vertical spindles retained, as set out in email from agent 11.2.14.

Is recommendation contrary to any representations? N

Case Officer signed: P. Devonport Date: 11.2.14

Authorised and signed by: Gary Peck Date: 12 February 2014