Development Management - Delegated Officer Report

Application Number: AWDM/0736/19 Recommendation – APPROVE

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

Proposal: Replacement of north facing balconies to all flats with perforated balcony panels; replacement metal framed curtain walling above main entrances (north elevation)

Date of site visit: 4th June 2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a purpose built five storey block of flats on Shoreham Beach near Ferry Road. The building has 5 communal entrances on the north side leading to the flats. There are balconies to the front and rear of the building. Consent is sought to replace the balconies to the front, north side of the building. All balconies currently match with blue panels and white railings to the sides. Consent is sought to replace all balcony screens with blue perforated balcony screens to the front and side of each balcony, all to match. Also proposed is replacement metal framed curtain walling above the main entrances. This will result in a thicker panel of horizontal aluminium frame between the windows than currently exists. The frames will remain white.

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 (February 2019)

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 dwelling and its surroundings.

Visual amenity

Although there is a visual change to the appearance of the building this is a uniform change, all balconies will continue to match and the blue colour will be used as is the case currently. The changes to the curtain wall are minor within the context of the building as a whole. These works are all to upgrade the existing building and will not affect its overall character or impact upon the street scene negatively.

Residential amenity

There will be no adverse impact upon residential amenity in this case. The occupiers of the flats will have their current living conditions unchanged.

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: 4th June 2019

Authorised by: Peter Barnett Date: 4 June 2019