Development Management - Delegated Officer Report

Application Number: AWDM/0152/25 Recommendation – Grant

Site: 70 High Street, Shoreham

Proposal: Replacement windows to first floor flat South elevation.

Date of site visit: 25/2

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

This application relates to a Victorian terraced first floor flat on the north side of the High Street opposite Britannia House. The terrace has a pitched roof and rendered first floor and is made up of first floor flats with commercial units at ground floor.

No. 70 has a first floor angled bay window with timber sash windows. It has a decorative surround with corbel detailing above. No. 68 has a uPVC casement window and No. 66's bay window is also uPVC. The ground floor is in Class E use and has what appears to be an aluminium and tiled frontage.

The site is within Shoreham conservation area and the town centre. It is not a listed building.

Permission is sought to replace the front bay timber sash window with a uPVC sash window. The application has been revised since first submitted to show a Rehau window and it has been moved to the outer face of the wall to reflect the existing situation more accurately.

Relevant Planning History

AWDM/0686/11 - Change of use of first floor from employment agency to a one-bedroom flat (with first floor rear extension with Juliet Balcony) and change of use of ground floor shop (Class A1) to employment agency (Class A2). Granted.

Consultations

Conservation architect: '*Revised application acceptable. The proposed replacement window is only deemed acceptable in this instance as no. 70 forms part of a block of 3 buildings in the High Street, where the first floor windows of the other two units have previously had similar replacements.'*

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2,15 and 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)

Planning Assessment

Principle

The proposal involves 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 character and appearance of the conservation area.

Conservation/Heritage

No. 70 High Street sits in a distinct block of 3 similar properties including Nos. 68 and 66. Nos. 72, 72a and 72b to the west, is detached from No. 70 at first floor and has a more modern flat fronted first floor. No. 64 is a wine bar/PH.

In this block of 3 No. 66 has replaced its first floor bay in uPVC, with permission. No. 68 has a casement uPVC window. If it ever had a similar bay window at first floor it is not known when it was removed.

The revised application showing a Rehau uPVC window in the correct position within the aperture is acceptable.

However, this is a unique case within the conservation area. The particular circumstances of this distinct block of 3 units, and the changes that have already occurred in the other two first floors including the use of uPVC, makes the loss of this timber sash window, though regrettable, less harmful to the overall character and appearance of the conservation area. It is considered that the revised application will preserve the conservation area's appearance.

Residential amenity

No impact on neighbours. Improved thermal and noise protection performance for occupiers.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:	MOK	Date: 22/7
Authorised by:	Peter Barnett	Date: 22 July 2025