Development Management - Delegated Officer Report

Application Number: AWDM/0377/21 Recommendation – Approve

Site: 4 Harbour House, Harbour Way, Shoreham-By-Sea

Proposal: Replacement of windows to UPVC to front elevation and replacement and new window arrangement and bifold doors in UPVC to rear elevation of a live / work unit

Date of site visit: Not visited. Assessed using Google Maps.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey live/work unit within Harbour House, which contains 8 such units. The building has a consistent appearance in terms of doors and windows across all 8 units.

The application proposes to replace the windows at the front and rear. At the front the windows will be replaced with windows to match the existing frame size and subdivision. They will be white UPVC as existing. The windows will differ from the existing in that some windows will be tilt and turn opening to allow for means of escape.

At the rear, the number of windows at first floor is to be reduced while at ground floor the existing window and door are to be replaced with bifold doors.

Relevant Planning History

Various applications relating to use of the building but none specific to the application property.

Consultations

None

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

The replacement of the windows at the front will result in slight changes to the means of opening but otherwise the size, number and style of the windows will match existing. There is not therefore considered to be any harmful visual impact arising from this proposal.

At the rear the style of the openings will differ from existing and will not match other units in Harbour House as a whole. Being at the rear it is not considered that consistency of design is as critical as on the front of the building and the changes are considered to be acceptable. It is noted that No.3 has carried out ground floor alterations at the rear under AWDM/0439/17.

Residential amenity

The reduction in windows at the rear should have a beneficial impact in terms of reducing overlooking to residents at the rear. Otherwise, there is no harmful impact on residential amenity.

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:	Peter Barnett	Date: 8 April 2021
Authorised by:	Gary Peck	Date: 12 April 2021