Development Control – Delegated Officer Report

Application Number: AWDM/0849/20 **Recommendation APPROVE**

Site: **11 Inglecroft Court, Cokeham Road, Sompting, BN15 0AJ**

Proposal: **Replacement uPVC windows and doors to east and west elevation of ground floor flat.**

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a 3 storey block of flats positioned at a right angle to road (Cokeham Road), and are linked to the shop units fronting Cokeham Road.

The surrounding area is predominantly residential comprising a mix of bungalows, two storey and three storey buildings.

The site is not within a Conservation Area and the property is not a Listed Building

Proposal

The application seeks permission to replace the existing windows and doors with PVCu

Relevant Planning History: None

Representations: None received

Sompting Parish Council: No objection

Relevant Planning Policies

Adur Local Plan policies: 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to replace the windows and door.

The key concerns would be the effect on the character of the existing block of flats and the existing residential amenities of neighbouring properties.

Visual Amenity

The flats are located within a residential area containing single dwellings and flats.

The application as submitted contains the relevant information, but it does not link in a clear way which windows the plans relate to.

The property has 2no. elevations, east and west.

The windows on the west side relate to 3no. rooms, but read externally as 2no., as the kitchen and bathroom are side by side with a wide strip running between the windows.

The Kitchen window measures 1860mm wide x 1050mm high and the Bathroom window abuts this window and measure 1280mm wide x 1050mm high.

The proposed replacement windows are of the same design as the existing windows.

The third window to be replaced on the west elevation is a bedroom window and the design of the replacement is on the same design as the existing window. The window measures 1230mm wide x 1220mm high.

The replacement windows on the east elevation relate to 2no. rooms.

The lounge window has an adjoining glazed door. The width of the whole being 2660mm (1800mm for the window and 860mm for the door), and the height of the window is 1520mm with the height of the door being 2060mm. The replacement window and door is of the same design as the existing.

The bedroom window measures 1830mm wide x 1220mm high and is of the same design as the existing.

All of the windows and door will be of white PVCu

In view of the fact that the replacement windows and door are of the same design, they will be in keeping with the visual amenities of the building.

Residential Amenity

It is not considered that the replacement windows and door will affect the residential amenities of the neighbouring properties or surrounding area.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 17.08.2020

Authorised by: Gary Peck Date: 17 August 2020