Development Control – Delegated Officer Report

Application Number: AWDM/0821/18 Recommendation – APPROVE

Site: 15 Widewater Court, Kings Crescent, Shoreham-by-Sea, BN43 5LS

Proposal: Installation of replacement windows from white aluminium to white PVCu and replacement and enlargement of balcony door from white aluminium to white PVCu

Date of site visit: 14.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The site is a 5 storey, 1960's detached apartment block, with garaging on the ground floor. The beach is located some 60metres to the south, and Widewater is located some 60m to the west. The apartment block is within Shoreham Beach area.

No. 15 is located on the 5th floor and faces to the west, east and south, and the application seeks permission to change the windows from white Aluminium to white PVCu.

There are 9no. windows in total being changed as follows:-
Window no.'s 1, 2, 3, and 4 are located on the west elevation;
Window no.'s 5 (and another 5), and 6 are located on the east elevation;
Window no. 7 and Door no. 8 are located on the south elevation.

The doors on the south elevation (no.8) will be changing from a single door 840mm wide, to a double door 1600mm wide. Both of the doors are glazed.

All the replacement windows and doors are to be Triple glazed.

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard no. 2 "Extensions and Alterations to Dwellings"
National Planning Policy Framework 2018
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The apartment is on the top floor and faces east, west and south. The window and door changes will be largely to upgrade the existing windows and door to a more sustainable window in that they will be triple glazed.

Details of the sizes of the existing and proposed have been submitted and, other than the balcony a door, the replacements reflect the overall dimensions of those existing.

The balcony doors no. 7 will enlarge from an 840mm wide door to a 1600mm wide door.

Looking at the apartment block as a whole, the 4th floor windows are very uniform in appearance in both rows and columns, but the 5th floor deviates from the uniform. Further, as it is the top floor, it is difficult to see the whole of the doors and window on the south elevation from the ground floor level, particularly as they are back from a balcony. The windows on the east are clearer to see, and again it appears as there is no conformity with the windows in the floors below; but the windows on the east elevation do conform with the design of the windows below them, the replacement windows reflect the conformity of the lower floors

PVCu are always thicker width frames and glazing bars than aluminium, and looking at the widths of the frames proposed, this will be the case in this change too. Having said this, the changes in widths are not considered to demonstrably alter the appearance of the windows, particularly given that they will be located on the 5th floor as the dimensions will be diminished by this viewing distance from the ground floor.

Further, the use of Triple glazing is a sustainable factor encouraged by Government in such documents as the NPPF which sees the contribution to protection and enhancement of our natural, built and historic environment as a positive factor.

Overall, the proposals are considered to have an acceptable visual impact.

Residential Amenity

Other residents within the block will not be demonstrably affected by the replacement windows, as they will not impinge upon their properties.

Recommendation

APPROVE subject to Conditions:-

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: 26.07.2018

Authorised by: Peter Barnett Date: 26 July 2018