Development Control – Delegated Officer Report

Application Number: AWDM/0580/14 Recommendation – APPROVE

Site: 14 Marine Court, Beach Green, Shoreham

Proposal: Replacement windows

Date of site visit: 05.06.2014

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is located on the easterly side of Kings Drive and comprises a ground floor flat located within a purpose built three storey block of flats. The area is predominantly residential in nature and there are a mixture of property types and styles within the road.

The proposal seeks planning permission for six replacement ground floor uPVC windows which would be located on the easterly, westerly and northerly elevations of the building. The windows would replace existing uPVC windows and would be the same size as the existing openings. The replacement windows would incorporate a mixture of side and top opening casements.

Consultations: None received.

Representations: None received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising: Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’ National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

The principle of replacing existing uPVC windows with upgraded uPVC windows within this ground floor flat is acceptable.

Visual amenity

The application site is not located within a Conservation Area and the proposed uPVC windows would replace existing uPVC units of similar design. The application property is situated within a block of flats where all of the

windows and doors are of a modern uPVC design – but with little consistency of appearance in terms of their detailed design and pattern of opening windows. Many of the other properties on the opposite side of the road to the west also have uPVC windows. It is therefore considered that the proposed replacement windows – whilst not seeking to harmonise particularly with the design of others in the building - would not in this instance appear as a discordant or unsympathetic feature. .

Residential amenity

The proposed windows would incorporate the same measurements as the existing openings. The windows would overlook the car park to the flats to the north and east and would face the Kings Drive to the west. The replacement windows would not therefore look directly into any of the nearby neighbouring flats or properties and would not cause any loss of amenity to neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3-yr time limit

2. The development hereby permitted shall be carried out in accordance with the following approved plans:-

   Title: Drawing 2 Location & Block Plan, Received on 19th May 2014.
   Title: Drawing 1 Window Schedule, Received on 19th May 2014.
   Title: Photos of existing windows, Received on 19th May 2014.

   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Informative

1. Proactive Statement – No Amendments

Is recommendation contrary to letter(s) of representation? N

Case Officer: Rebecca Tier Date: 7th July 2014

Authorised by: Jo Morin Date: 08.07.2014