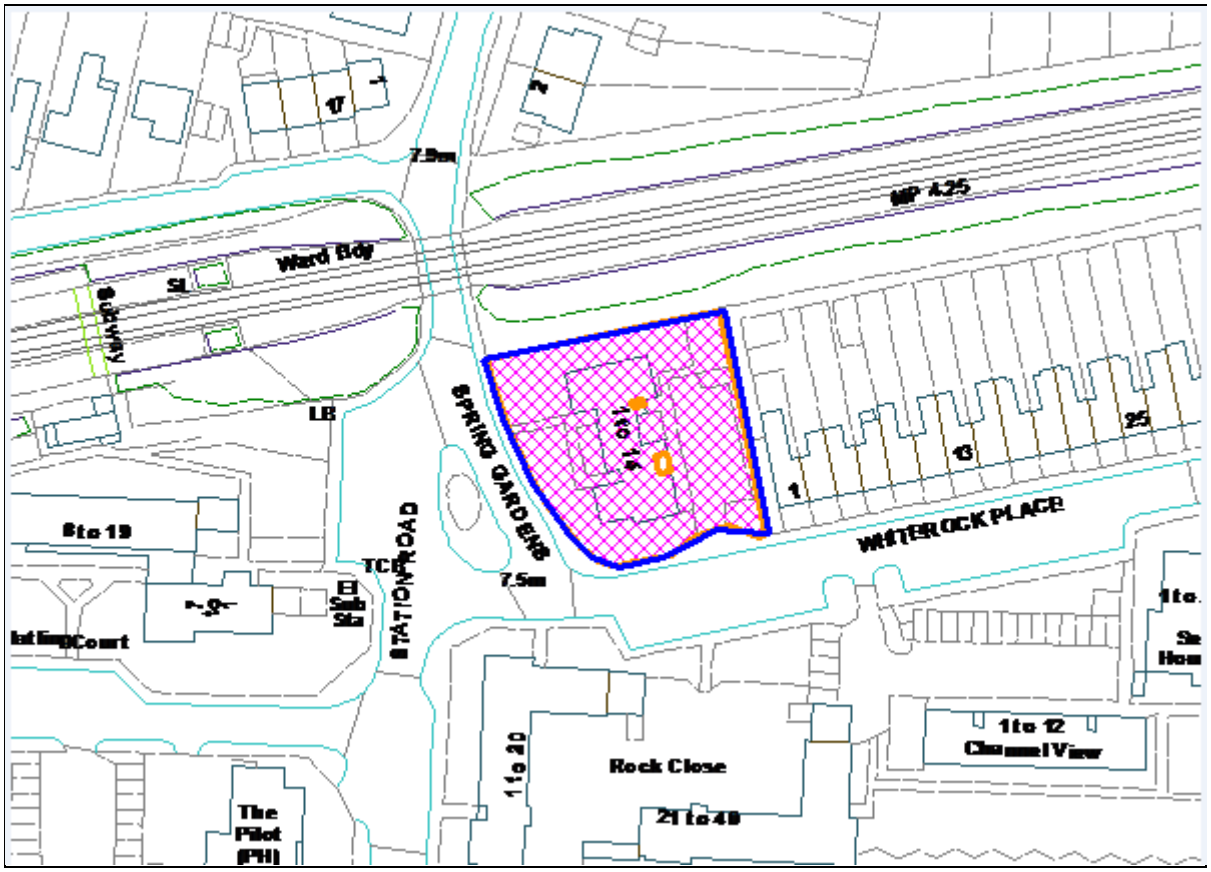
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Application Number: AWDM/0584/15 Recommendation – APPROVE

Site: Block 1 To 14 Spring Gardens Southwick West Sussex

Proposal: Replacement windows to all elevations of the whole block.

Applicant: Adur Homes Ward: Eastbrook
Case Officer: Hannah Barker



Not to Scale

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Proposal, Site and Surroundings

The application relates to a three storey purpose-built block of flats (14 no. flats in total). The building is located to the south east side of Southwick Railway Station. It is on a prominent corner plot within a residential location comprising both purpose built flatted development and terraced housing. There is parking for the flats to the eastern side of the building accessed from Whiterock Place.

Permission is sought on behalf of Adur Homes to replace the original wooden windows with uPVC double glazed windows with a white finish. It is apparent from a site visit that many of the timber windows are in a poor state of repair. There are also some examples of internal secondary glazing which are to be replaced where required. The submitted plans show the window designs and opening methods to vary from that of the original windows.

The application is accompanied by a Design and Access Statement.

Representations

No third party representations have been received.

Relevant Planning Policies and Guidance

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)
National Planning Practice Guidance

The Committee should consider the planning application in accordance with:

Section 70 of the Town and Country Planning Act 1990 (as amended) that provides the application may be granted either unconditionally or subject to relevant conditions, or refused. Regard shall be given to relevant development plan policies, any relevant local finance considerations, and other material considerations; and

Section 38(6) Planning and Compulsory Purchase Act 2004 that requires the decision to be made in accordance with the development plan unless material considerations indicate otherwise.

Planning Assessment

Principle

There is no objection in principle to the proposed development which involves the replacement of existing windows which are described in the submitted Design and Access Statement as being in a poor state of repair it also goes on to state that various tenants of the properties have reported defects with the existing windows compromising their security and weather tightness. It also states that, "some of the existing windows are also difficult to clean and maintain due to their location and height." The main issue here is the impact of the proposed windows upon the appearance of the existing building and the surrounding locality and street scene.

Visual amenity

The replacement windows will appear visually different to the existing timber windows this is both due to the slim profile of the existing windows and also the proposed change in design and opening methods of the windows. The uPVC windows are significantly thicker and with the introduction of more openings the thickness of the proposed windows will be much greater. It is however considered that the proposed windows will be uniform in appearance, more so than the existing windows which do not match on all floors. The changes to the window design and materials within this location are not considered to have any adverse impact. The changes will not be detrimental to the character and appearance of the existing building or street scene.

Residential amenity

The proposed replacement windows will have no adverse impact on the residential amenities of the occupiers of the sheltered flats or surrounding properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 Year Time Limit
2. Approved Plans

23rd November 2015