Development Control – Delegated Officer Report

Application Number: AWDM/1316/18 Recommendation – APPROVE

Site: 2 Darren Lodge, Buckingham Mews, Shoreham-by-Sea, BN43 6AJ

Proposal: Replacement UPVC windows and patio door to east, south and west elevations, ground floor.

Date of site visit: 13.09 .2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The site lies on the island between what appears to be 2no. streets both named Buckingham Mews, and both of which are cul-de-sacs. But there is a link between the two. The property is two storey and terraced. No. 2 Darren Lodge being a ground floor flat. Next to Darren Lodge is a single storey terrace of small bungalows.

The application seeks permission to replace very poor PVCu windows with more up to date and A rated PVCu windows on the ground floor of the same size.

Relevant Planning History: 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 (CLG 2018)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual Amenity

The windows will largely be of the same design as the existing windows, the only real difference being that some of the opening methods are different to the existing window. But it is considered that as the design is the same, the opening changes will be acceptable.

The other difference is that of the living room doors which are currently patio doors and the change required is to French doors with side wings which have top opening fanlights. The French doors etc. will have 4no. glazed windows whereas the patio doors have 2no. glazed windows. However, as these openings are on the garden side behind a boundary enclosure, they are not readily viewed. Further, they already do not reflect the same design of the first floor.

Residential Amenity

It is not considered that the replacement windows and doors will adversely affect the residential amenities of neighbouring properties

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved following revisions

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

Case Officer: Eve Hearsey Date: 11.12.2018

Authorised by: Peter Barnett Date: 12 December 2018