Development Control – Delegated Officer Report

Application Number: AWDM/1937/17 Recommendation – APPROVE

Site: 12 Victoria Court, 60 Victoria Road, Shoreham-by-Sea, BN43 5WS

Proposal: Replace existing aluminium and PVCu windows with white PVCu to first floor on west, south, and east elevations.

Date of site visit: 04.01.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The site is a 3 storey detached building within the town centre of Shoreham-by-Sea, and is situated on the corner of Victoria Road with Hebe Road. The property is currently used as flats and the second floor is contained within a mansard roof. The walls are painted render and there are painted quoins on the two storey curved frontage facing out to the south.

There is a mix of buildings within the area, but mainly two storey terrace residential is the predominant type within the near vicinity of the application site.

The proposal seeks permission to change 10no. windows to flat no. 12 which is on the first floor. The windows, the subject of this application, comprise:-

4no. windows on the east elevation (lounge, bedroom 1, bathroom, and bedroom 2);
3no. windows on south curved bay (all lounge); and
3no. windows on west elevation (lounge, kitchen and wc)

Relevant Planning History: None

Consultations: None undertaken

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 2012)
National Planning Practice Guidance

Planning Assessment

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

Visual Amenity

The windows are on part of the building which is very noticeable from many vantage points. The replacement windows will mimic the design of the existing windows, with the same vertical glazing bars, but will likely be a strip through the middle of the double glazing rather than over the glass. The other difference is the thickness of the frames themselves and the centre bars, which will make the window panes smaller.

Following negotiations, and in the interest of the characterful building and the locality, the application has been amended and now has only one of the windows on each of the replacements, being opening. This will vastly reduce the thickness of the centre rail. Further, the applicant will now have the vertical glazing bars surface mounted, which will elevate the windows significantly.

Residential Amenity

The change to PVCu windows of the design identified in the amended plans, will not adversely affect the residential amenities of neighbouring properties

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. The beading shall be moulded profiled and shall be externally applied to the windows

Informative

1. Approved following amendment

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

Case Officer: Eve Hearsey Date: 13.02.2018

Authorised by: Peter Barnett Date: 13 February 2018