Development Control – Delegated Officer Report

Application Number: AWDM/1755/20 Recommendation – Approve

Site: 5 Shermanbury Court, Carnforth Road, Sompting, BN15 9RX

Proposal: Replacement of 3 timber windows with identical style/colour windows, but of uPVC material.

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The main block of the property appears to be 2 ½ storey with 2no. wings of 2 storey each side of the main block. The building has pitched roofs, and is brick faced with roof tiles and was constructed in the mid 1990's. Access is via a private road from Carnforth Road, and there is soft landscaping around the building and residents parking.

The windows and door frames were originally wooden, and stained dark brown. Since this time some of the doors and windows have been replaced with both dark brown uPVC and black uPVC. Also the existing wooden windows have been painted black.

The application site is flat 5, a ground floor flat, which has windows on the north and south elevation of the building.

Proposal

The proposal seeks planning permission to replace 3no. timber windows:-

- 1no. kitchen window on the north elevation
- 1no. bedroom window on the north elevation
- 1no. bedroom window on the south elevation

Planning History*:*

ADC/0219/10 Replace 4 wooden double glazed windows with black uPVC windows. Replace front door and patio doors with uPVC (part retrospective). **Approved 02.08.2010**

Consultations:

Private Sector Housing: No comments
Public Health: No comments

Representations:

Sompting Parish Council: No objections

Relevant Planning Policies

Adur Local Plan: Policies 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenities of the neighbouring properties and the character and appearance of the area in general.

Visual & Residential Amenity

There are other windows (and doors) within the block that have been replaced to uPVC and they appear to have respected the original colour of the frames.

This application to replace the 3no. windows will also respect the frames and the existing colour, and will be uPVC not the original timber. Although some windows within the block are black others are dark brown. The existing frames in this instance look to be dark brown and the replacements will be the same.

The windows will accord with the visual amenities of the building and they will not detract from the character of the building or the area.

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: 23.12.2020

Authorised by: Gary Peck Date: 23 December 2020