Development Control – Delegated Officer Report

Application Number: AWDM/1703/14 Recommendation – APPROVE

Site: Wheelwrights Lodge West Street Sompting West Sussex

Proposal: Replacement windows to flats 1, 2, 4, 5, 6, 7, 8, 11, 12 and replacement windows to common parts of building.

Date of site visit: 16.04.2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a modern 3-storey flat block occupying a corner plot at the junction of Western Road North with West Street.

The proposal is to replace the existing dark-stained timber framed windows in 9 no. of the flats together with the common parts of the building with double glazed UPVC units of a mahogany finish to match the existing fenestration pattern.

Relevant Planning History

Replacement UPVC mahogany windows permitted at Flat 9 under AWDM/0507/14 - implemented.

Replacement UPVC mahogany windows permitted at Flat 10 under AWDM/0928/13 – implemented.

Consultations:

Sompting Parish Council supports this application.

Representations: None

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 proposal comprises upgrading of a residential building located within the built up area and can be supported in principle.

Visual amenity

The proposed windows will be UPVC replacing timber but would have the same glazing bar and panel arrangements as the present units. The original design and dimensions of the windows in the development will be respected albeit the thickness of the new unit's frames and bars will be slightly greater than those of the current original windows.

The proposed windows would be very similar to the replacement UPVC mahogany windows approved at Flats 9 and 10 which have been installed with little discernible impact on the appearance of the building. The character of the area will be unharmed.

Residential amenity

The proposal will not adversely affect residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Window frames to be mahogany coloured upvc and horizontal glazing bar to be fitted externally
3. Permission relates to approved plans: site location plan, block plan no.3389/20, glazing bar detail, existing windows (sheets 1-3), proposed windows (sheets 1-4) and annotated photographs received 01.05.2015.

<u>Informative</u>

1. Proactive Statement – No Amendments

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

Case Officer: Jo Morin Date: 13.05.2015

Authorised by: Gary Peck Date: 13 May 2015