Development Control – Delegated Officer Report

Application Number: AWDM/1530/13 Recommendation – APPROVE

Site: Flat 13 Marine Court Beach Green Shoreham-By-Sea West Sussex

Proposal: Replacement white uPVC windows and patio door.

Date of site visit: 19 December 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a 3 storey block of flats on the north side of Beach Green approximately 50m west of its junction with The Saltings. The flat subject of the application is on the ground floor and the apertures subject to the application are located on three sides of the building. The existing windows are upvc and the door aluminium framed.

The proposed frames will be upvc. The windows and door would be divided in the same configuration as the existing ones. The top light transom frames in most of the windows and the door surround would be slightly thicker than the existing although one window would have narrower framing and another framing of the same thickness as the existing.

Relevant site history: N/A

Consultations: None

Representations: None received.

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 the existing housing stock located within the built up area and can be supported in principle. The principal consideration is the effect on the overall character and appearance of the building and its surroundings.

Visual amenity

The windows and doors are visible from public viewpoints. Whilst it is important that any replacement windows are of a style and colour which respect the overall building and which effectively sets an acceptable precedent for other flats to follow, as the replacements are arranged no differently in panel form and division to the existing and would moreover replicate the frame thickness surrounding the current main panels, it is not considered that there would result any material or undue change in the appearance of the block.

Residential amenity

The proposal will have no noticeable impact on residential amenity.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans:
   Location Plan, photographs and drawings A – G received 16 December 2013.

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

Case Officer: Lawrence Simmons Date: 10 January 2014

Authorised by: Jo Morin Date: 15 Jan 2013