Development Management - Delegated Officer Report

Application Number: AWDM/0341/23 Recommendation – Approve

Site: 3 Atlantic Court, Ferry Road, Shoreham-By-Sea, BN43 5YJ

Proposal: Replace one window to the side (south) elevation and one window to the rear (west) elevation from UPVC to UPVC

Date of site visit: Seen on Street View and photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a first floor flat within a large, purpose built, block of flats on the Shoreham Beach Estate.

It is proposed to replace the existing UPVC living room window on the south elevation (side), shown to measure 2.3m wide x 1.2m high; and a bedroom window on the west elevation (rear), shown to measure 2.m wide x 2.2m high on the first floor flat, with new UPVC.

Relevant site history

Numerous applications for replacement windows and doors within the whole block.

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Polices 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed replacement windows will have minimal visual impact when viewed in the context of the block of flats as a whole where there are numerous window designs.

Residential amenity

The proposal will not affect the residential amenities of neighbouring flats.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

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

Case Officer: Eve Hearsey Date: 19.05.2023

Authorised by: Peter Barnett Date: 19 May 2023