Development Management – Delegated Officer Report

Application Number: AWDM/1294/25 **Recommendation – APPROVE**

Site: **10 Longcroft, Southdown Road, Shoreham-by-Sea, BN43 5AY**

Proposal: **Replacement of all exterior windows and balcony door at the property with new white uPVC double-glazed units.**

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application site is located within a 3 storey block of flats in an 'L' shaped block the corner of which is at the junction with Southdown Road and Hebe Road. The drive to the parking area is accessed off Southdown Road and Rope Walk.

No. 10 is on the first floor, and has windows facing onto Southdown Road, to the east, and facing to the rear (west) of the property overlooking the car parking area.

Many of the flats have a small balcony, with full glazed door leading onto the balcony, the windows and doors within the block appear fairly uniform in design and the sizes are comparable with one another.

The street is characterized by mixed residential development comprising semi-detached, terraced properties, some have been converted into flats and there are purpose built flats also.

The site is not a Listed Building or within a Conservation Area, although it does abut a Conservation Area.

Proposal

The application proposes to replace all aluminium windows and doors with white uPVC comprising:-

- Kitchen window to west;
- Bedroom 2 window to west;
- Bathroom window to west;
- Bedroom 1 window to east; and
- Lounge window with Lounge door to east.

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 ‘Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to the replacement windows within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The windows and doors of the flats within Longcroft have white frames, and it can be seen which ones have changed from aluminium to PVCu as the framework is thicker. Also the original design of the windows had a long glazed horizontal strip over the opening casements. This glazed strip appears to be fixed. The replacements have altered the strip to be an opening fanlight, with a taller opening casement below. The window next to the door will have 2no. opening fanlights.

The application proposal will do the same as other replacements in the block thereby contributing to the uniformity of design.

The applicant has also gone down the solar control glazing route i.e. a high-performance glazing with special metallic coatings that reflect much of the sun's heat while letting in natural daylight, preventing rooms from overheating, reducing glare, and lowering cooling costs, making interiors comfortable without blocking the view. A sample of the glass to be used has been viewed, and although there is a slight darkening of the glass, it will not be materially different to look at than ordinary glass, and therefore is considered to be an acceptable form of glazing to be used on the windows.

It is not considered that the proposal will compromise the existing residential or visual amenities of the neighbouring properties or the character of the locality in general, or harm the nearby Conservation 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. 2025

Authorised by: Peter Barnett Date: 23 December 2025