Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1706/14

Site: **33 East Street, Shoreham-By-Sea**
West Sussex, BN43 5ZD

Proposal: **Replacement UPVC windows and doors at rear on ground floor**

Date of site visit: 23 January 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey building with converted roofspace on the east side of East Street, opposite St Mary's Church, within the Shoreham Conservation Area. It has a shop at ground floor with office/storage space at the rear and a flat above. There is a two storey outrigger at the rear.

Permission is sought to replace the ground floor rear timber windows and doors with UPVC double glazed windows and doors.

Relevant site history

ADC/0013/11 - Change of use of first and second floors from offices to residential (1 x 2 bed flat) with steel balcony and fire escape stairs at rear – approved March 2011

AWDM/1362/12 - Replacement windows to front (first floor) and rear (first and second floor) elevations - approved January 2013

Consultations

Conservation Advisory Group: Approve

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The replacement of windows in the Conservation Area is acceptable in principle subject to preserving or enhancing the character and appearance of the area.

Visual amenity and impact on Conservation Area

At the rear the building is not visible from public viewpoints and, consequently, the use of UPVC double glazing is not considered to be harmful provided it is of an appropriate form. The applicant has chosen 'slimline' units to minimise any increase in frame thickness and to match the previously-approved UPVC windows at first floor and this is considered to be acceptable. The proposal will therefore have a neutral impact on the Conservation Area.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Peter Barnett Date: 18 February 2015

Authorised by: Gary Peck Date: 23 February 2015