Development Management - Delegated Officer Report

Application Number: AWDM/0130/18 Recommendation – Approve

Site: 61 Buci Crescent, Shoreham-By-Sea

Proposal: Replace existing white uPVC windows with new white uPVC windows in similar design on first floor to north, east and south elevations.

Date of site visit: Seen on street view and submitted photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a first floor flat within a two storey end of terrace building. It forms a group of four blocks arranged around a central grassed area. It is proposed to replace the existing UPVC windows on all three elevations of the building at first floor with new UPVC windows of a similar design.

Relevant site history

None

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

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 are of a similar style, colour and material to the existing windows and there will not be a significant impact on the character and appearance of the building as a result of these works.

Residential amenity

The new windows will have no impact on neighbouring amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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.

Case Officer: Peter Barnett Date: 13 April 2018

Authorised by: Gary Peck Date: 16 April 2018