Development Management - Delegated Officer Report

Application Number: AWDM/1058/21 Recommendation – APPROVE

Site: 72 Meadway Court, Southwick, BN42 4SN

Proposal: Replacement of 6no. timber single glazed windows with uPVC double glazed units to north and south elevations at 2nd and 3rd floors (Retrospective).

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:

Meadway Court, Southwick comprises several blocks of flats some in linear form and others linked at 90^0 with other blocks, and the blocks vary from three storey to four storey, and comprise a total of some 96 flats. The application property is a maisonette on the second floor within the block located on the south side of Meadway Court, next to the neighbouring Glebe Primary School.

Many of the flats within the blocks have already replaced their windows with uPVC.

Proposal:

The proposal seeks permission to change 6no. existing window in the maisonette from single glazed timber windows, to 6no. double glazed uPVC windows.

The windows in question are:

- 2no kitchen windows on the 2nd floor of the north elevation;
- 1no. bathroom window on the 3rd floor of the north elevation;
- 1no. landing window on the 3rd floor of the north elevation;
- 1no. bedroom window on the 3rd floor of the south elevation;
- 1no. bedroom window on the 3rd floor of the south elevation

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 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 a residential property 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 surrounding area.

Visual & Residential Amenity:

The existing windows were white framed as too are the replacement uPVC windows, and other than 1no. window, the design of the replacement windows are the same as the existing. The bedroom no. 1 being amended to incorporate a side hung opening casement window for means of escape. The window used for the bedroom will be of the same design as other windows within the maisonette and the blocks in general. Further, it is noted that other windows within the block have been changed to the side hung casement design.

It is not considered that the change to the bathroom window, or the change of materials has a detrimental impact on either the existing residential amenities of the neighbouring residential properties or the visual character of the area in general.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 16.11.2021

Authorised by: Peter Barnett Date: 16 November 2021