Development Management - Delegated Officer Report

Application Number: AWDM/1870/21 Recommendation – APPROVE

Site: 20 Longcroft, Southdown Road, Shoreham-by-Sea, BN43 5AY

Proposal: Retention of UPVC windows to front and rear elevation at first floor (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:

The property is a three storey block of 28 flats positioned on a corner site facing Southdown Road to the east and Hebe Road to the south. The block has been constructed within stepped sections, 3no. facing Hebe Road and 2no. facing Southdown Road. Car parking for the flats is located to the rear of the blocks, and access to the parking and garaging is from Southdown Road.

The windows on the block are white framed, and appear to be largely of the same design. Original windows for the block are Crittall metal windows, and there is evidence of some being changed for white UPVc

There is tree screening to the fonts of the blocks both on Southdown Road and Hebe Road.

The site is within the Shoreham-by-Sea Conservation Area.

Proposal:

The proposal seeks retrospective planning permission for the change of windows from metal Crittall single glazed windows to UPVc double glazed windows, comprising 2no.sets of windows (including a door) to the front facing Hebe Road; and 3no. sets of windows to the rear, facing the car parking area.

Consultations: None

Representations: None receive

Relevant History:

Flat 5 ~	**AWDM/1132/12**	Replacement windows	**Approved 29.10.2012**
Flat 16 ~	**ADC/0445/07**	Replacement windows	**Approved 28.08.2007**
Flat 21 ~	**SU/72/04/TP**	Replacement windows	**Approved 04.05.2004**

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17
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 Conservation Area.

Visual & Residential Amenity:

With the assistance of Google 3D mapping, the windows dating back to 2009 can be viewed, where it is noted that there is a slight change in design of the front elevation, and now has a central fanlight rather than a $^{2}/_{3}$width fanlight.

The other point of note from the Google history, is that there are trees on the frontage of the site which contribute to the screening of the view of the windows.

Finally from the same source, it can be noted that other windows have changed their design over the years and have installed similar central fanlight openings and of course changed the materials to plastic.

In conclusion, the overall changes made have not detracted from the appearance of the block of flats or adversely affected the visual character of the locality, including the designated Conservation Area.

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: 15.12.2021

Authorised by: Peter Barnett Date: 15 December 2021