Development Control – Delegated Officer Report

Application Number: AWDM/1729/23 Recommendation – APPROVE

Site: 3 North Point, Emerald Quay, Shoreham-by-Sea, BN43 5JX

Proposal: Replacement windows to first floor.

Date of site visit: Visited previously - 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 relates a first floor flat on a 4 storey block of flats built on the banks of the River Adur. Flat no. 3 is within the north-west arm of the block, having a prominent position.

Emerald Quay contains several blocks of residential flats some in terrace form. North Point is a pitched roof block of flats, with 3no. arms, built as a 'Y' shape, on the top north west corner of the development. 2no. of the arms directly facing over the river. Parking is positioned to the rear of the flats and also by integral garages within the ground floor. Directly to the west of the block is a slip way into the River.

The block is constructed with buff coloured bricks with an orange horizontal course running around the building at each floor and under and over the windows. All around the ground floor is a brown coloured facing brick for the main walls with the aforesaid buff colour facing brick starting above. There are balconies at differing points on the building, the balconies tend to appear triangular and they jut out the building. These balconies are on the 1st, 2nd and 3rd floors. However, there are other sporadic balconies attached to this block, where it is the only balcony within the inset angled corner in which it has been positioned.

Outside of the private development, there are a mix of bungalows and two storey dwellings within the street scene.

Proposal

Planning permission is sought to:-

- Replace 7no. timber windows on the first floor to UPVC double glazed windows;
- 3no. windows on the south-west arm;
- 4no. windows on the north-east arm;
- External colour Rosewood;

- Internal colour White.

Consultations: None undertaken.

Representations: None

Relevant History:

AWDM/0586/12 Replacement UPVC windows and doors to 2nd & 3rd floor flat. (No. 6 North Point). **Approved 01.06.2012**

AWDM/0639/12 Replacement UPVC windows and doors to ground floor flat. (No. 1 North Point). **Approved 29.06.2012**

AWDM/0504/16 Enclosure of balcony to west elevation 3rd Floor with full height double glazed UPVC units in 'Rosewood' colour to match existing. (No. 6 North Point). **Approved 27.05.2016**

Relevant Planning Policies

Adur Local Plan 2017 policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2023

Planning Assessment

There is no objection in principle to the proposal. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed windows will be UPVC whereas the existing are timber. However, others within North Point have changed their windows to UPVC thereby this application will not be out of character with others in the block.

The glazing bars and frame of the UPVC windows will be thicker than the existing timber, but as there are already UPVC windows installed within the block, the thickness of the framework will be in keeping with the other replaced windows, and thereby will be consistent.

There will also be the inclusion of trickle vents, which is now a requirement under the Building Regulations for replacement windows

The proposed replacement material being used is making a change from timber to PVCu, the colour of the PVCu will be 'Rosewood' which is similar in colour to the existing stained wood which is in place within the building, and thereby will not appear as a great distraction on the building.

Residential Amenity

The replacement windows or its replacement materials of timber to PVCu in ‘Rosewood’, and the inclusion of trickle vents would have no adverse amenity impacts for neighbours.

Recommendation

APPROVE

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: 24.05.2024

Authorised by: Peter Barnett Date: 24 May 2024