Expiry Date: 01st March 2022

Development Management – Delegated Officer Report

Application Number: AWDM/1589/24 **Recommendation – APPROVE**

Site: **Flat 1, Pebble Lodge, 120 Beach Green, Shoreham-by-Sea, BN**

Proposal: **2no. Replacement bedroom windows, 1no. Replacement door and window in lieu of front patio doors, 1no. Replacement window with fixed panels below in lieu of rear patio doors.**

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 application site is located on the north side of Beach Green within the Shoreham Beach Estate and is a three storey block of flats. Flat no. 1 is on the ground floor, and has windows facing the front (southeast) an rear (northwest).

The rear of the flats backs onto a garage compound which in turn backs onto the petrol filling station and car wash on Brighton Road.

The area is predominantly residential and the street contains a mix of dwelling types and sizes.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes to:-

- Replace 4no. windows/doors;
  - Patio doors on the rear elevation (window A);
  - Patio doors on the front elevation (window B);
  - Window on the front elevation (window C; and
  - Window on the front elevation (window D).

- Provide:
  - Casement window with fanlight & 2no. side casement openings to upper section and 2no. side by side fixed windows for lower section (window A);

- Opening central glazed door with wing either side each with fanlights (window B);
- Window with top opening fanlight and opening lower section (window C); and
- Window with top opening fanlight and opening lower section (window D).

Relevant Planning History: None.

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to the replacement windows within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The street scene comprises a mix of housing designs and sizes, and the windows of the properties are also a mixed bag.

As the application site property is a three storey block of flats, there is a degree of uniformity to the sizes and designs of the windows in the flats.

However, the rear patio doors on the ground floor are not reflected in the first or second floor directly above it. The proposed replacement rear ground floor window (window A) will have a reference to the design of the windows directly above it. The main difference will be the fixed windows at the lower section. It is considered that as the replacement has largely utilized the design of the upper windows, they will not look out of place within this elevation.

The front replacement to the glazed patio doors (window B), whilst it does not reflect other windows on the front elevation, it does not entirely look out of place either, as it is not too dissimilar to the door at the entrance to the flats.

The two remaining replacement windows are of the same design as the other windows in the upper floors of the flats.

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The replacement windows therefore are considered acceptable on this building, as they would not materially affect either the existing residential area or the amenities of neighbouring properties.

Recommendation

APPROVE subject to Conditions:-

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: 13.02.2025

Authorised by: Peter Barnett Date: 13 February 2025