Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1180/12

Site: **North Point, Sussex Court, West Point, Emerald Quay, Shoreham-By-Sea**

Proposal: **Replacement windows to the communal areas of North Point (north elevation, and above south-east side entrance); Sussex Court (south side entrance); West Point (north side entrance); and replacement window to Flat 1 West Point (south side ground floor) as detailed on the block Plan**

Date of site visit: 27.09.12 (by CH)

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to three blocks of flats sited within the far western end of the Emerald Quay development, located on the southern bank of the River Adur within Shoreham Beach. The river bank is artificially built up as part of the development and projects to the north in front of the adjacent slipway, and No.59 Riverside Road.

Permission is sought for replacement of the existing dark stained timber windows in 'Dark Woodgrain' uPVC as follows:-

North Point
(i) Two windows on first and second floor serving communal areas above the SE entrance fronting onto the car park;
(ii) Two windows on first and second floor on the north side of the building within a recess facing the river.

Sussex Court
(i) Two windows on the first and second floor above the communal door on the south side of Sussex Court, fronting a parking compound.

West Point
(i) Two windows on the first and second floor above the communal entrance on the north side of the building.
(ii) A single ground-floor window serving Flat 1 on the south side.

Relevant site history

ADC/0025/09 - Replacement light oak UPVC doors and windows, stainless steel/brown-tinted glass balcony railings, white fascias, brown guttering and

cream panelling between windows (all blocks except King John Court, Sussex Court and North and West Points). Approved ADC/0025/09.

Consultations: None

Representations

Third parties: No representations received.

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The flats date from the late 1980s/early 1990s and have dark brown stained timber windows, being a typical feature of development at Emerald Quay dating from this time. The principle of replacing the original windows in uPVC has previously been accepted by the approval of the comprehensive scheme referred to above, on the basis that the proposed new windows were not so different in appearance from the original as to detract from the distinctive design code of the estate.

Aside from this, a number of replacement windows have been installed in flats throughout the estate without obtaining planning permission. Most of these unauthorised windows appear to be of sympathetic colour and frame design and do not detract particularly from the character of the estate as a whole.

The rear of houses in King John Court back onto the parking compounds belonging to North Point, West Point and Sussex Court. The occupiers of these houses have been able to replace the original windows using a variety of differing frame types and opening patterns, as 'permitted development'.

Visual amenity

The proposed windows have been designed to replicate the existing timber windows in terms of their method of opening, and general frame arrangement. Glazing bars are proposed where the existing windows have glazing bars, and generally the proposals would be very similar. The proposed Dark Woodgrain coloured uPVC would be a satisfactory match to the existing dark timber staining.

Subject to the above, it is not considered that the proposals would detract from the appearance of the flat buildings or the identity of the estate in general.

Recommendation

APPROVE for the reason:-

The proposed replacement windows would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Subject to Conditions:-

1. Standard 3 year time limit
2. The replacement windows shall consist of 'Dark Woodgrain' coloured uPVC as stipulated in the email from the applicant dated 4 December 2012 unless otherwise agreed in writing by the Local Planning Authority.
3. Permission relates to approved plans:
   Drawing No:23/83182 Location Plan Date Valid: 5 Nov 2012
   Drawing No:23/83182 Block Plan. Date Valid: 5 Nov 2012
   Drawing No:02383182 1 of 5 North Point. Date Valid: 5 Nov 2012
   Drawing No:02383182 2 of 5 North Point. Date Valid: 5 Nov 2012
   Drawing No:02383182 3 of 5 West Point. Date Valid: 5 Nov 2012
   Drawing No:02383182 4 of 5 Sussex Court. Date Valid: 5 Nov 2012
   Drawing No:02383182 5 of 5 North Point. Date Valid: 5 Nov 2012

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.

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

Case Officer: Jo Morin Date: 5 Dec 2012

Authorised by: Gary Peck Date: 5 December 2012