Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0639/12

Site: **1 North Point, Emerald Quay, Shoreham-by-Sea, BN43 5JX**

Proposal: **Replacement uPVC windows and doors to ground floor flat**

Date of site visit: 17 May 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a 4 storey block of flats on the north west corner of Emerald Quay. The flat subject of the application is on the ground floor and has an outlook towards the river. The existing windows are timber framed and the patio doors on the north west elevation are currently aluminium framed.

The application is seeking permission for the replacement of the windows and doors in uPVC. The applicant states that the existing windows are draughty and let in moisture. The windows are to be replaced as far as possible on a 'like-for-like' basis, in so far as they would be in a similar colour (rosewood) and of similar dimensions and style as existing. However, they would have thicker frames than existing with 25mm inserts (glazing bars). In all, 7 windows (3 on the south west and 4 on the north east elevations) and 2 pairs of patio doors (on the north west elevation) are to be replaced.

Relevant site history

Planning permission was granted for replacement windows and doors at 6 North Point in June 2012 (AWDM/0586/12). The current proposal is for identical windows and doors as approved at No.6.

Consultations

None

Representations

2 emails received from the occupiers of 1 West Point and 6 North Point supporting the application for the following reasons:

- The windows need replacing as they leak and are draughty.
- The new design is as close as possible to the original and will be a good colour match.

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 proposal comprises upgrading of the existing housing stock located within the built up area and can be supported in principle. The principal consideration is the effect on the overall character and appearance of the building and its surroundings.

Visual amenity

The flat in question faces over the river and is on the ground floor. The windows and doors are visible from public viewpoints, being adjacent to a walkway around the north and west of the building. It is important therefore that any replacement windows are of a style and colour which respects the overall building and which effectively follows the acceptable precedent set by Flat 6 earlier this year.

While the replacement windows will have thicker frames they are not considered to detract from the overall character or appearance of the building. They will match those approved at No.6. Being on an exposed face which suffers from prevailing winds and rain, it is important that the windows are weather tight and maintenance-free. The replacements that are proposed will be more energy efficient and more likely to withstand adverse weather conditions. The Emerald Quay Freeholders Management Company supports the proposal.

Residential amenity

The proposal will not have any noticeable impact on residential amenity.

Accessibility and parking

The proposal does not affect parking or access at the property.

Recommendation

APPROVE for the reason:-

The proposed development 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. Permission relates to approved plans received 28 May 2012:
   Location Plan
   Window sections and manufacturer's drawings
   Proposed windows and doors drawings

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

Case Officer: P. Barnett Date: 28 June 2012

Authorised by: Jo Morin Date: 28 June 2012