Development Management - Delegated Officer Report

Application Number: AWDM/1479/21 Recommendation – APPROVE

Site: Street Record, Meadway Court, Southwick

Proposal: Replacement of existing communal windows and doors

Date of site visit: No visit use of Google Maps

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a large development of purpose built flats built within a cul de sac accessed from Kingston Lane in Southwick. The site comprises of 97 flats in three storey pitched roof buildings joined by communal entrance foyers and stairwells. The site is to the east of Kingston Lane and is adjacent to Old Rectory Gardens.

The windows and doors are currently white with uPVC and timber. Consent is sought to replace the existing communal windows and doors on all the central connecting entrances with UPVC windows and Power Coated Aluminium doors all to match the existing design and white finish.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 dwelling and its surroundings.

Visual amenity

The new windows and doors will be clearly visible within the street scene. They represent an upgrade to the existing materials and will enhance the appearance of the building whilst providing a more hardwearing finish for the future. The finish in white and design of the doors and windows will remain the same therefore the overall character and appearance of the development will be retained.

Residential amenity

There will be no adverse impact upon the existing occupiers of the buildings or those adjacent and surrounding the site. The change is not significant and will not give rise to any detrimental impact in terms of loss of light, outlook or privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit
3. The replacement windows and doors hereby permitted shall be finished in white UPVC and white powder coated aluminium to match the existing design and appearance of the Meadway Court Development as shown on the approved plans and detailed in the Planning Application Forms.

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

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.

Case Officer: Hannah Barker Date: 6th September 2021

Authorised by: Peter Barnett Date: 6 September 2021