Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1362/12

Site: **First And Second Floors, 33 East Street, Shoreham-By-Sea West Sussex, BN43 5ZD**

Proposal: **Replacement windows to front (first floor) and rear (first and second floor) elevations**

Date of site visit: 20 November 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a two storey building with converted roofspace on the east side of East Street, opposite St Mary's Church, within the Shoreham Conservation Area. It has a shop at ground floor with vacant offices on the upper two floors which are currently undergoing conversion to flats as per the 2011 permission (see history below). There is a two storey extension at the rear.

Permission is sought to replace the single glazed timber windows on the first and second floors to UPVC double glazed at the rear and timber double glazed at the front.

Relevant site history

ADC/0013/11 - Change of use of first and second floors from offices to residential (1 x 2 bed flat) with steel balcony and fire escape stairs at rear – approved March 2011

Consultations

Conservation Advisory Group: No objection

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4
South East Plan (GOSE 2009): CC1, CC6, BE1, BE6
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The replacement of windows in the Conservation Area is acceptable in principle subject to preserving or enhancing the character and appearance of the area.

Visual amenity

At the rear the building is not visible from public viewpoints and, consequently, the use of UPVC double glazing is not considered to be harmful provided it is of an appropriate form. The proposed rear windows will have thicker frames than existing but, in the context of other UPVC windows visible on neighbouring buildings, the proposal will have a neutral impact on the Conservation Area.

At the front, the first floor bay and other windows are prominent and are therefore required to be timber framed to preserve the character of the Conservation Area. While double glazed, the applicant has chosen 'slimline' units to minimise any increase in frame thickness and this is considered to be acceptable.

Residential amenity

The proposal has no impact on residential amenity for neighbouring occupiers. In terms of future occupiers of the approved flats, the windows will reduce heat loss and improve their amenities.

Recommendation

APPROVE for the reason:-

The proposed development would preserve or enhance the Conservation Area, 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, AB4) or the policies of the South East Plan (CC1, CC6, BE1, BE6)

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans

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: Peter Barnett Date: 8 January 2013

Authorised by: Gary Peck Date: 8 January 2013