Development Control – Delegated Officer Report

Application Number: AWDM/0961/18 Recommendation – APPROVE

Site: 22 Windlesham Gardens, Shoreham-by-Sea, BN43 5AZ

Proposal: Replace existing aluminium windows and UPVC door with UPVC windows and doors.

Date of site visit: 19.07.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The application property is a large detached two storey property in commercial office use relating to the National Federation of SubPostmasters, being an independent membership organisation, which represents subpostmasters in the United Kingdom.

The property looks residential in character, and thereby does not look out of place within the locality, which is residential and comprises predominantly detached two storey dwellings.

The proposal seeks permission to change the existing aluminium windows and doors with PVCu windows. The windows and doors being changed are:-

Front elevation (west)

Ground floor - 2no wide windows; 2no. located either side of entrance door; Entrance door.

First floor – 2no. wide windows; 3no. narrow windows.

Front elevation of extension (west)

Ground floor – 1no. double doors

Side elevation (south)

Ground floor – 1no. window; & 1no. larger window

First floor – 6no. windows

Side elevation of extension (south)

Ground floor – 1 no. window

Rear elevation (east)

Ground floor – 4no. small windows; 1no. bay window; 1no. large window

First floor - 4no. windows

Rear elevation of extension (east)

Ground floor – 2no. windows

Side elevation (north)

Ground floor – 4no. window

First floor – 4no. windows

Total – 38 windows & 2no. doors

Relevant Planning History: None

Representations: None received

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance 2018

Planning Assessment

Development is acceptable in principle subject to the residential and visual amenities of the area.

Visual amenity

Other than the change in material from aluminium to PVCu, the replacement windows and doors will be similar, but the will not be exactly the same design as the existing. For example the windows either side of the front entrance doors will not have a fanlight on the outside side of the windows; the same situation occurs with 3no. of the small windows on the rear elevation.

Further, the PVCu frame will be of thicker (wider) proportions than the existing aluminium.

But, it should be noted that all of the windows and doors are being replaced, therefore these differences will not be noticeable in the same manner, and it is

considered that in view of the fact that the building is not a listed building, and the site is not within a Conservation Area, the changes proposed will be acceptable.

Residential Amenity

For the reasons as given above, it is not considered that the neighbouring residential properties will be compromised in any material way be the change of the windows, indeed, many of the residential dwellings in the street have already undertaken a change to PVCu windows and doors.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 30.08.2018

Authorised by: Peter Barnett Date: 30 August 2018