Development Management – Delegated Officer Report

Application Number: AWDM/1208/24 Recommendation: APPROVE

Site: Flat 1, 17 East Street, Shoreham-By-Sea, West Sussex

Proposal: Installation of replacement windows from timber to timber double glazed sash and replacement timber door at ground floor.

Date of Site Visit: 10th December 2024

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a first floor flat above a commercial unit within the pedestrianised section of East Street, within Shoreham town centre and adjacent to the Church. It is within the Conservation Area. There are a variety of building designs and styles within the terrace. The building is two storeys with two doors at ground floor, one glazed to access the ground floor retail unit and a solid door accessing the first floor flat from the pavement. There are two first floor, front facing wooden, single glazed sash windows.

Consent is sought to replace the ground floor timber entrance door with a new timber door and the first floor windows with double glazed wooden sash windows.

Adur and Worthing Councils:

The Conservation Architect has no objections to the proposals.

Representations: - None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15, 17
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (December 2024)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the Conservation Area.

Visual amenity and Impact upon the Character and Appearance of the Conservation Area and setting of Listed Building.

The replacement windows will match in design and appearance those existing. The sash opening method will also be replicated. It is noted that the windows will be slightly thicker than existing however not to such a degree that would be harmful. They will be timber and will retain their existing character therefore preserving the appearance of the existing building within the Conservation Area and in turn complimenting the setting of the listed church. The ground floor door being replaced with a similar timber door in white, within the context of the ground floor commercial unit would be in keeping in this case and would have no adverse impact and very little change to existing, the current door is light grey.

Residential amenity

There will be no impact upon residential amenity in this case.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: 2nd January 2025

Authorised by: Peter Barnett Date: 2 January 2025