Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0586/12

Site: **6 North Point, Emerald Quay, Shoreham-by-Sea, BN43 5JX**

Proposal: **Replacement uPVC windows and doors to 2nd and 3rd 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 2nd and 3rd floors and has an outlook towards the river. The existing windows are timber framed with the exception of kitchen, on the south west elevation, which were previously changed to uPVC some time ago, as were the kitchen doors. The patio doors on the north west elevation are currently aluminium.

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, being on exposed and high-level faces of the building. 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, 15 windows and 5 doors are to be replaced.

Relevant site history

SU/72/05 – Installation of 3 rooflights approved

Consultations

None

Representations

1 email received from the occupier of 1 North Point supporting the application: It will enhance the appearance of the building, reduce energy use and prevent ingress of moisture

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 top 2 floors. The windows and doors are not readily visible from public viewpoints. Nevertheless it is important that any replacement windows are of a style and colour which respects the overall building and which effectively sets an acceptable precedent for other flats to follow (there is a similar application for the replacement of windows and doors at Flat 1 in the block which is also currently under consideration – AWDM/0639/12).

While the replacement windows will have thicker frames they are not considered to detract from the overall character or appearance of the building. 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:
   Location Plan received 9 May 2012
   Window sections (manufacturer's drawings) received 9 May 2012
   Proposed window drawings with 25mm inserts received 17 May 2012

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

Case Officer: P. Barnett Date: 1 June 2012

Authorised by: Jo Morin Date: 1 June 2012