Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1531/13

Site: **Unit 3, Ham Business Centre Brighton Road**

Proposal: **Replacement UPVC windows**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for replacement plastic windows to a modern commerical unit along Brighton Road. The current windows are of timber. The unit is occupied by The Maritime and Coastguard Agency. The surrounding area is industrial in character, opposite a skate park.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Planning Policies and Guidance

Adur Local Plan (saved policies): AG1
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of industrial premises is acceptable in principle

Visual amenity

The new window would be only marginally thicker in proportion that the existing ones and will match in colour so there would be little discernable difference visually between these new windows and the rest of the fenestration in the terrace of industrial units.

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 planning policies set out in the National Planning Policy Framework and 'saved' policy of the Adur Local Plan (AG1)

Subject to Conditions:-

1. Standard time limit
2. Approved plans
3. Window colour to be Artisan Red to match the tone of the other fenestration in the terrace

Informative:

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 any representations? N

Case Officer signed: Matthew Porter Date: 30-1-2014

Authorised and signed by: Peter Barnett Date: 31 January 2014