Development Management - Delegated Officer Report

Application Number: AWDM/1345/19 Recommendation – Approve

Site: 12 Atlantic Court, Ferry Road, Shoreham-By-Sea, BN43 5YJ

Proposal: Installation of replacement windows to white UPVC.

Date of site visit: Seen on Street View and photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a ground floor flat within a large block on Shoreham Beach. It is proposed to replace existing UPVC windows and a door on the rear elevation at ground floor with new UPVC. The window/door opening will be slightly different.

Relevant site history

Various applications for replacement windows and doors with UPVC on the whole block including

AWDM/0118/18 Replacement UPVC windows and door to ground floor east elevation (Flat no. 12) **Approved 17.04.2018**

Consultations: None

Representations: None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

Visual amenity

The proposed replacement windows and door will have minimal visual impact when viewed in the context of the block of flats as a whole where there are numerous window designs.

Residential amenity

The proposal will not affect the residential amenities of neighbouring flats.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

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

Informative:

1. Approved without amendment

Case Officer: Eve Hearsey Date: 12.08.2020

Authorised by: Peter Barnett Date: 12 August 2020