Development Management - Delegated Officer Report

Application Number: AWDM/1939/19 Recommendation – APPROVE

Site: 4 Cheyne Court Rectory Road, Shoreham-By-Sea

Proposal: Retention of replacement white UPVC double glazed windows to north, east and south elevations at first floor (retrospective application.)

Date of site visit: 13th January 2020

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a three storey purpose built block of flats within Rectory Road Shoreham where there are mainly two storey dwelling houses. Retrospective consent is sought for first floor windows on the eastern side of the building serving flat 4.

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 (February 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 replacement windows are white uPVC and match visually with the other windows frames in the building. There is some variation in window opening design however within the context of the building as a whole this does not alter the visual character and appearance of the block of flats.

Residential amenity

The replacement windows have no adverse impact upon residential amenity.

Recommendation

APPROVE

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: 4th February 2020

Authorised by: Peter Barnett Date: 4 February 2020