Expiry Date -

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/1132/12

Site: **5 Longcroft Southdown Road Shoreham-by-Sea**

Proposal: **Replacement windows**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for replacement second floor windows from metal to plastic.

The application site is a modern flat development occupying a prominent corner site within a Conservation Area. A railway bridge is nearby.

Relevant Planning History
None

Consultations
None

Representations
None

Relevant Planning Policies and Guidance

South East Plan (GOSE 2009): BE1, CC1, CC6
Adur Local Plan: AG1, AH7, AB4

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle, subject to meeting the statutory test of new development within a Conservation Area.

Visual amenity

The new windows are to a modern flat building which makes a neutral contribution to the established character and appearance of the Conservation Area.

The change in the proportions of the new windows would closely resemble those of the originals, and several of the windows in the block have already been changed to plastic. The new windows are at second floor, away from eye level.

In these circumstances, the development would be sufficiently integrated visually with the main building to raise no visual harm and to have a neutral impact on the Conservation Area.

Recommendation

APPROVE for the reason:-

The proposed development can take place without detriment to the local environment and would not detract from the character or appearance of the Conservation Area. It would not result in any detriment to the amenities of neighbouring properties and consequently does not conflict with saved Adur Local Plan policies AG1, AH7 AB4 and the South East Plan policies BE1, CC1, CC6

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Informative

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 10-10-2012

Authorised and signed by: Peter Barnett Date: 25-10- 2012