Development Management - Delegated Officer Report

Application Number: AWDM/1508/21 Recommendation – APPROVE

Site: 1 Colebrook Road, Southwick, BN42 4AL

Proposal: Replace 3no. ground floor timber sash windows with 3no. double glazed uPVC sash windows.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a flat within a two storey end of terrace building. The building sits at the end of the road and sides onto Whiterock Place. The area contains several blocks of flats, some 3 storey, 4 storey and 6 storey within Whiterock Place, and generally a mixture of bungalows and two storey dwellings within Colebrook Road

The property in question views as a single dwelling, but is a ground and first floor flat, and has a rear garden area. The front (east) facing of the property has a two storey bay window and a ground floor side (north) bay window. It is this side bay window which is the subject of this application. Other windows within the building are a mixture of uPVC and timber, and are mainly vertical sliding sash windows.

Proposal:

The proposal seeks permission to replace the existing 3no. timber, single glazed, vertically sliding sash windows in the ground floor, north facing bay, with 3no. uPVC, double glazed, vertically sliding sash windows.

Consultations: None

Representations: None received

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 surrounding area.

Visual & Residential Amenity:

The two storey residential building is an attractive building and was converted to flats in 1963. The main building section has first floor under eaves corbels, and the windows were all timber, vertically sliding sash, but now some have gone over to uPVC, including the rear outrigger.

The north side of the building has a ground floor bay which has 3no. vertically sliding sash windows within it. It is these 3no. windows that are the subject to this application. The 3no. replacement windows will be of the same design and function, i.e. vertically sliding sash, but the frames will be uPVC, and the glazing double glazed.

As there have been other changes in materials from timber to uPVC, it is considered that the replacement windows will be in character, and thereby acceptable on this building in this location.

The property is not a Listed Building or in a Conservation Area.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1 Approved without amendments

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

Case Officer: Eve Hearsey Date: 21.10.2021

Authorised by: Peter Barnett Date: 21 October 2021