Development Management - Delegated Officer Report – Site Notes

Application: AWDM/1029/16 Recommendation – Approve

Site: **Flat 4**
42 New Road
Shoreham-By-Sea

Proposal: **Replacement top floor patio door and windows to south elevation.**

Date of site visit: 28.07.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

The site is within the Shoreham Conservation Area. Flat 4 is on the top (4th floor) of the building and the front entrance is from New Road on the north side. The building is on top of No.400 Brighton Road which is completely separate and faces south. The door leads out onto a small spiral staircase which accesses a lower terrace on the flat roof of the building.

It is proposed to replace the old leaky uPVC white windows and doors with new sealed units in uPVC white in a similar design.

Relevant site history

None

Consultations

None.

Representations

None

Relevant Government Legislation and Guidance

National Planning Policy Framework
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

The current windows and door are old are leaking, particularly as they are so high up and get the brunt of the weather. It is proposed to replace with similar but the existing easternmost door would be replaced with a window with top-hung opening light.

The proposed replacements would look similar to existing and they would not adversely affect the visual amenity of the conservation area.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**

Case Officer: Sarah Crease Date: 15th August 2016

Authorised by: Gary Peck Date: 16 August 2016