Development Control – Delegated Officer Report

Application Number: AWDM/1211/14 **Recommendation – Approve**

Site: **11 St Nicholas Place**

Proposal: **Replacement door and windows and removal of brick panels to central front and rear windows**

Date of site visit: 2.12.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a mid-terrace flat within a purpose built block.

The proposal is to enlarge two existing windows and install a new door

The surrounding area is an outer residential suburb of Shoreham, close to the beach.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

There is consistency to the design of windows in the block, and one of the windows to be changed will be visible to the public as it faces onto a parking court.

However it is a discreet alteration, with little impact visually on the wider flat complex. Insufficient harm would arise, and the door is equally sympathetic.

Recommendation

APPROVE

Subject to Conditions:-

1. Time limit
2. Approved plans

Informative

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.

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

Case Officer: Matthew Porter Date: 24-12-2014

Authorised by: Peter Barnett Date: 31 December 2014