Development Control – Delegated Officer Report

Application Number: AWDM/0876/16 Recommendation – APPROVE

Site: 20 Brighton Road, Shoreham-by-Sea, BN43 6RG

Proposal: Retrospective application for replacement windows to flats, 1,2,3, and 4

Date of site visit: 19.08.2016

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a detached, 2 storey, double bay fronted, late-Victorian early Edwardian house located on the north side of Brighton Road, Shoreham-by-Sea. Opposite, there is the Shoreham Harbour, and the lighthouse is slightly to the west within the beach area.

The property has been converted to flats, and many of the neighbouring properties are also used as flats. To the front of the property is Brighton Road, the busy A259 road. The rear of the property backs onto the east west railway line and embankment.

Proposal

Retrospective planning permission is sought for the change of all the windows within the building to white PVCu windows, most of the replacement windows are 'Rehau' windows.

Consultations:

Southern Water: No Objections

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed window changes which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The previous windows to the flat were not the original windows to the flats. They were top fanlight opening windows on the frontage, and due to the applicants not keeping records of the windows removed, the type of windows on the side and rear elevations are unknown. Although viewing Google Street View 2009, it can be seen that the front and side elevations appear to all be PVCu windows, and all are top hung fanlights (1no. on the ground front elevation slightly different quality).

The replacement windows along the side and rear elevations are all top fanlight opening, with the bottom section pop out. The front elevation has a double square bay, and the ground floor forward facing windows are the same as the side elevation of the building, with top fanlight opening windows and pop out bottom section, the side window to both the ground and first floor bays have one long window which appear to be fixed. The central windows of the first floor bay and the first floor windows over the front door, have different windows to the rest of the building with the split being 50 – 50.

Therefore, other than the side bay windows and the first floor windows within the front facing bay and the ones over the front door, the proportions to the windows are a 30 - 70, (third to the top opening fanlights, and two thirds to the bottom pop out section). This is quite alien to the original Victorian proportions, which would have been 50 – 50. However, as said before, the windows these are replacing were similar to the design proportions that have now gone in. Further, looking back through 'Google Maps', the mis-proportion windows have been in existence since 2009

Residential Amenity

A walk along the street has revealed that the majority of the windows in the street are PVCu windows. It is thereby considered that the replacement PVCu windows have no adverse amenity impacts for neighbours.

Recommendation

APPROVE

1. Approved plans

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 07.09.2016

Authorised by: Jo Morin Date: 07.09.2016