Expiry Date - 19/06/2014

Development Control – Delegated Officer Report

Application Number: AWDM/0513/14 Recommendation – APPROVE

Site: 27 Marys Place Emerald Quay Shoreham-By-Sea West Sussex

Proposal: Replacement windows

Date of Site Visit: 2/5/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a modern 5 storey block of flats on a development of apartments and dwellings at Shoreham Beach. The flat is on the 2nd floor.

The proposal is to replace the existing wooden framed door and windows with double glazed UPVC units. The proposed door and windows will be in five apertures. The lounge windows and double patio door will be recessed on the balcony of the flat. The external framework in all cases will be coloured in rosewood to match the fenestration on the main block.

Relevant site history:

ADC/0025/09 - Replacement light oak UPVC doors and windows, stainless steel/brown-tinted glass balcony railings, white fascias, brown guttering and cream panelling between windows (all blocks except King John Court, Sussex Court and North and West Points). Permitted

Consultations: None

Representations: None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of a residential building located within the built up area and can be supported in principle.

Visual amenity

The proposed windows will be UPVC replacing timber but would have the same glazing bar and panel arrangements as the present units. The block in which they will be installed has replacement windows in some flats but generally the original design and dimensions of the windows in the development have been respected. The thickness of the new unit's frames and bars will approximate to that of the original windows and other replacements in the same development.

On this basis, the proposed change to the windows is not considered to harm the character or appearance of the block in any detrimentally significant way and therefore the character of the area would be unharmed.

Residential amenity

The proposal will not adversely affect residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans: unnumbered location plan block plan, site photographs, plan, specification brochure extract and details received 24/4/14.

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: Lawrence Simmons Date: 5 June 2014

Authorised by: Jo Morin Date: 06.06.2014

Expiry Date - 19/06/2014