Expiry Date - 22/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0401/10 **Recommendation – Permit Application**

Site: **402A Brighton Road Shoreham-by-Sea West Sussex BN43 6RF**

Proposal: **2 white UPVC replacement sash windows**

The Application

The application relates to a ground floor flat in a building fronting Brighton Road. It is proposed to replace two timber sliding sash windows either side of the entrance door with UPVC windows.

The site lies within the Shoreham Conservation Area.

Consultations and Representations

Consultations/Comments

ADCAG – Approve subject to observation of standards

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB4 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS5 'Planning For the Historic Environment' (DCLG 2010)

Planning Assessment

Policies

Policy AH7 of the local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They

should be of sympathetic design and materials to the original dwelling and the area in general. The Council's Development Control Standard No.3 entitled 'Extensions and Alterations to Dwellings' sets out the principles for maintaining both residential amenity to neighbouring properties and visual amenity.

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 also requires design and construction materials should be of a high standard.

Residential Amenity

There will be no adverse impact on any of the surrounding residential properties as a result of the replacement bay window.

Visual Amenity and Impact on Conservation Area

The existing windows are timber and traditional sliding sashes. The windows are visible within the street scene and Conservation Area. As originally proposed the windows would have been thick-framed and outward-opening. Following negotiations with the applicant, the application has been amended to a double glazed sliding sash window, with thinner UPVC frames. The central glazing bar will be 35cm wide, compared with 63cm as originally proposed.

While UPVC is not a traditional material and can appear out of character with a Conservation Area, it is considered that as the frames will have a thinner appearance than many UPVC windows, and as the building is set back from the road rather than have a direct road frontage, the proposal will preserve the character and appearance of the Conservation Area and permission can be granted.

Recommendation

APPROVE for reason that :- 2PC

1. C1Ci
2. The development hereby permitted shall be carried out in accordance with the following approved plans: -
   Location Plan date stamped received 27 December 2010;
   Window details as provided by email received 31 January 2011

   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Peter Barnett Date 1 February 2011