Expired
24/10/08
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25/9/08

Development Control – Delegated Officer Report

Application Number: ADC/0430/08 **Recommendation – Permit Application**

Site: **First Floor Offices 6 - 8 High Street Shoreham-by-Sea West Sussex BN43 5DA**

Proposal: **Replacement of timber-framed windows on east side and rear with UPVC windows**

The Application

The site is located within the built up area and the conservation area, it comprises first floor offices above a retail unit at ground floor. There are windows to the side and rear of the building which are currently timber framed and painted white in a poor state of repair. Permission is sought to replace the existing windows with uPVC windows of the same design and appearance. Four windows are to be replaced, three on the east side and one to the north.

Consultations and Representations

Third Parties: - No third party representations have been received in this case.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1, CH4
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AES
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPG15 'Planning and the Historic Environment'

Planning Assessment

Policies

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.

Structure Plan policies state that conservation area will be preserved and where possible enhanced. Public views in and out and general ambiance of historic towns and villages as a whole are protected and where possible enhanced, CH4.

Residential Amenity

The windows are at first floor level and serve a first floor office the openings will remain as existing. The change in materials from timber to uPVC will not have any adverse impact on any surrounding residential properties from which the site may be visible.

Visual Amenity and Impact on Conservation Area

The windows are to the side and rear of the site screened from the High Street to the south by the existing building and those attached. The windows will therefore not be visible from within public views of the conservation area. It is therefore considered that the proposed replacement of the windows with uPVC is acceptable in this case as the character of the conservation area will be preserved.

Recommendation

APPROVE for reason that :-

The proposed development would not detract from the local environment or the character and appearance of the conservation area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AB4) and the West Sussex Structure Plan (LOC1, DEV1, CH4)
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Case Officer...Barber.....Date....6\10\08