Development Management - Delegated Officer Report

Application Number: AWDM/1353/23 Recommendation – APPROVE

Site: 40A Brunswick Road, Shoreham-by-Sea, BN43

Proposal: Replacement of timber windows with UPVC windows.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is a within the centre of Shoreham and is a two storey middle of terrace property, situated on a curve in the road, and close to the junction of Brunswick Road and Ham Road. 40A relates to the first floor flat which is accessed from Ham Road.

The first floor has a bay window to the front, and 2no. windows to the rear, plus a further window to the roof dormer at the rear.

The area is commercial, mainly on the ground floor of the properties, with various commercial uses; and many of the first floors are residential. The railway crossing is to the south of the site.

The site is within the Shoreham Conservation Area.

Proposal:

Permission is sought to replace the existing single paned timber windows with UPVC double glazed Rehau windows.

- Replacing the existing timber vertically sliding sash bay with a vertically sliding sash bay on the front elevation;
- Replace 2no. existing timber vertically sliding sash windows to the rear with UPVC casement windows; and
- Replace 1no. existing UPVC side opening casement window to the rear with UPVC side opening casement window.

Relevant History: None

Representations: None received

Consultations: Adur District Conservation Advisory Panel: Approve

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises the replacement of windows of a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the Conservation Area.

Visual & Residential Amenity:

The area comprises a mix of two storey, three and four storey properties which are largely within commercial uses on the ground floor. On viewing the properties within the street, there are some which have replaced their windows to UPVC. Also some windows to the front elevations look in better condition than others within the street.

The application window to the front does look in poor condition and its replacement will be welcome. The applicants have chosen Rehau Heritage windows as the replacement, which, although UPVC, are one of the closest matches to timber sliding sash. So for the front bay window it is better designed to replicate the traditional vertically sliding sash window, and thereby will be acceptable not only to the front elevation but also will not materially compromise the character and appearance of the Conservation Area.

The rear windows will not reflect the type of windows they are replacing i.e. they will be casements as opposed to the vertically sliding sash windows currently in place. 2no. of the rear windows are not readily seen outside of the site, and because of this factor will be acceptable replacements.

1no. of the rear windows can be viewed from Ham Road as it is on the rear offshoot and at first floor. From a pedestrian point of view though there will be limited views to the window because of the high wall which abuts the pavement, but there would be oblique views to this window standing at the entrance to the rear alleyway, but again the wall would limit the view. The design of this replacement window will be similar to the vertical sliding sash, but the opening will be to the bottom pane and will open like a fanlight.

In view of the limited observation of this window, and the other rear replacement windows, it is not considered that they will materially affect the character or appearance of the Conservation Area.

Recommendation:

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 06.12.2023

Authorised by: Peter Barnett Date: 6 December 2023