Development Management - Delegated Officer Report

Application Number: AWDM/0710/15 Recommendation – Approve

Site: 30A East Street, Shoreham-By-Sea

Proposal: Installation of timber window to front to replace unauthorised UPVC window at first floor

Date of site visit: 10 June 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a flat above The Hair and Nail Lounge in East Street. The front window is currently unauthorised, being UPVC with mahogany coloured frame. It is proposed to replace the window with a hardwood timber framed casement window, painted white.

The property sits within a terrace of properties opposite the Church in East Street, within the Conservation Area. There is a mix of UPVC and timber windows in the street, although the UPVC windows at No. 30 and 32 are unauthorised.

Relevant site history

AWEN/0336/14 – No.30

AWDM/0248/13 - Retrospective consent for replacement plastic windows (No.32) - refused

Consultations

Conservation Advisory Group:

Representations

None received

Relevant Planning Policies

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises the replacement of a window in the Conservation Area and is subject to consideration as to whether it preserves or enhances the Conservation Area.

Visual amenity

The proposed window will be a bespoke timber construction and will be far more sympathetic to its setting within the Conservation Area than the existing. Consequently, it will enhance the area and can be supported.

Recommendation

APPROVE

Subject to Conditions:-

1. To be replaced within 6 months
2. Permission relates to approved plans

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

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.

Case Officer: Peter Barnett Date: 6 July 2015

Authorised by: Gary Peck Date: 6 July 2015