Expiry Date - 31/05/2011

Development Control – Delegated Officer Report

Application Number: ADC/0111/11 Recommendation – Approve

Site: **Glyndebourne Court Ham Road Shoreham-by-Sea West Sussex**

Proposal: **Replacement of timber-framed windows and doors with new brown-coloured UPVC double-glazed windows and powder-coated aluminium doors, plus replacement UPVC shiplap cladding**

The Application

The application relates to four blocks of flats known collectively as Glyndebourne Court, on the north side of Ham Road backing on to the railway station at Shoreham. It is proposed to replace the thin double glazed brown-coloured timber framed sash and casement windows with new thermally efficient mahogany-coloured PVCu casement windows; to replace the communal timber entrance doors with secure aluminium doors and to replace the plain weather proof cladding panels on the protruding bays with PVC shiplap cladding.

Consultations and Representations

Consultations/Comments

None

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
PPS1 ‘Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 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 proportion of the garden area taken up by a proposal should not be excessive. Rear extensions which abut or are within 1m of a common side boundary with an attached dwelling should normally be no deeper than 3.5m.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The proposed changes will be carried out to the blocks as a whole and will result in a consistent appearance across the four buildings. The mahogany colour for the frames will replicate the brown wood stain finish of the existing windows and there should be no significant change in the appearance of the blocks. The bays to be reclad are towards the rear of the buildings and this will not have a significant visual impact when viewed from the street.

Residential amenity

The proposed works will have no impact on the residential amenities of neighbouring occupiers. For the residents of the flats themselves, the new windows will improve the thermal efficiency and security of the properties.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. This permission relates to the following approved plans date stamped received 5 April 2011:
   Drawing No. T3-0291-GC1 Location Plan

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Drawing No. T3-0291-GC2 Block Plan
Drawing No. T3-0291-GC7 Proposed Elevations Flats 1&2
Drawing No. T3-0291-GC8 Proposed Elevations 3-9
Drawing No. T3-0291-GC9 Proposed Elevations 10-15
Drawing No. T3-0291-GC10 Proposed Elevations 16-22
Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 25 May 2011