Development Control – Delegated Officer Report

Application Number: AWDM/0075/18 Recommendation- APPROVE

Site: 25 Widewater Court, Kings Crescent, Shoreham-by-Sea, BN43 5LS

Proposal: Replacement bedroom windows

Date of site visit: 25.01.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

Widewater Court has a large footprint, and is a 5 storey, block of flats located on the Shoreham Beach and adjacent to Widewater, and next to a car parking area.

No. 25 is a ground floor flat with windows that face to the front of the block of flats and to the rear, overlooking Widewater itself.

Proposal

Permission is sought to replace 2no. windows (bedroom 1 and bedroom 2) on the rear elevation (west) which overlook Widewater. The replacement windows are PVCu, and are both the same size as one another; and viewing from the outside, both of the 2no. rear windows have the openings on the right hand side.

Relevant Planning History
None

Consultations: None

Representations: None received.

Relevant Planning Policies

Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

Principle

The site is located within the built-up area where development is acceptable in principle subject to it not having an unneighbourly impact on existing dwellings or neighbouring properties

Visual Amenity

The flats within the 5 storey low rise block of flats are, of course, uniform with one another. It would appear that many have already PVCu windows, and the flat in question appears to have PVCu windows.

The replacement windows appear of the same style and design as the existing windows and thereby will not result in any harm on the visual appearance of the block.

Neighbouring Amenity

There will be no recognizable difference in the changed windows over what already is in place, and thereby the neighbouring amenities will not be compromised in any manner.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit

Informatives

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 02.03.2018

Authorised by: Peter Barnett Date: 2 March 2018