Development Control – Delegated Officer Report

Application Number: AWDM/0143/14 Recommendation – APPROVE

Site: 3 Broadway Court Wilmot Road Shoreham-By-Sea West Sussex

Proposal: Replacement door and windows

Date of Site Visit: 06.03.14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a ground floor dwelling in a modern block of maisonettes on the south side of the road and within an estate development setting. Many of the units in the block have had replacement upvc windows although the glazing pattern is generally consistent between units.

The proposal is to replace the existing upvc framed windows with double glazed UPVC. The proposed windows will be in a bathroom, wc, bedroom, lounge and a kitchen. The bedroom would have a new external door. All new windows and the door will be designed to replicate those currently installed.

Relevant site history:

SU/171/92/TP/10439 - Replacement windows and doors (including new patio doors on ground floor in lieu of some windows) (reg 3). Permitted.

Consultations: None

Representations: None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
National Planning Policy Framework 2012

Planning Assessment

Principle

The proposal comprises upgrading of a residential building located within the built up area and can be supported in principle.

Visual amenity

The proposed windows will be UPVC as at present and would have the same glazing bar and panel arrangements and general dimensions as the present units and would thereby maintain the consistency and uniformity of the block's fenestration design.

On this basis, the proposed change to the windows is not considered to harm the character or appearance of the block in any detrimentally significant way and therefore the character of the area would be unharmed.

Residential amenity

The proposal will not adversely affect residential amenity.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans: location plan, unnumbered front and rear elevations, proposed bedroom, bathroom, wc, lounge and kitchen drawings received on 14/04/14.

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.

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

Case Officer: Lawrence Simmons Date: 15 April 2014

Authorised by: Jo Morin Date: 15 April 2014