expires .
11-08-08

Development Control – Delegated Officer Report

Application Number: ADC/0189/08 Recommendation - Permit

Site: **10 Rosslyn Court Shoreham-by-Sea West Sussex BN43 6WN**

Proposal: **Replacement UPVC windows and door**

The Application

The application relates to a ground floor flat in a two-storey block located in the south west corner of Rosslyn Court.

The application is for three replacement UPVC windows and one pair of upvc replacement doors. All the proposed replacements would be like for like in design.

The flat complex surrounds a centralised car parking area and the flats are generally set back from this area by a wide public garden, mainly laid to lawn and trees. Many of the other flats have had replacement upvc windows which appear to match the opening style of the original crittal windows.

Consultations and Representations

Third Parties: There have been no objections to the proposals.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan 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.

Visual amenity
Visually the proposed replacement windows would be like-for-like in terms of the size of the window openings and the style of opening. It is felt that the proposed windows would not adversely affect how the flats are viewed. They would not have an effect on the residential amenities of the adjacent neighbours.

Recommendation

APPROVE for reason that :-

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Case Officer:
Date: 20.05.08

PB 21/5/08