Development Management – Delegated Officer Report

Application Number: AWDM/1510/16 Recommendation – APPROVE

Site: Grange Press Butts Road, Southwick

Proposal: Replace existing timber and metal windows with white uPVC casement windows to all elevations.

Date of site visit: 1/11/2016

Neighbours checked: N – Site Notice posted

Additional neighbour notifications: N

Site, Surroundings and Proposals

The application relates to a large office/industrial building, the main bulk of the building being three storeys increasing to four storeys with a recessed fourth floor. The building is currently, externally in a poor state of repair with steel casement windows in need of replacement. At the time of the site visit scaffolding was surrounding the building.

The site is within a mainly residential area with purpose built flat development to the south and east. The railway line runs to the north of the site.

Consent is sought to replace the existing metal windows and replace with uPVC casement windows. On the whole the design and opening methods remain as existing yet some variation is shown on the plans between the existing and proposed designs.

Consultations: none

Representations: None received.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1
Submission Adur Local Plan 2016 – Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed replacement windows which would upgrade an existing office building. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The existing windows as stated above are in need of replacement. The windows at the recessed top floor are to remain as existing. This floor is not visible from street level. As stated above some of the window design and openings vary from that existing. This is not considered to be a concern because the replacement windows will be consistent in design with each other and as the building itself is unique within this street there is no need to be consistent in window design with adjacent buildings. The uPVC window frames will also be thicker than the existing metal also resulting in a variation to the appearance of the building. This is not considered to be of any concern and will not impact negatively upon the visual amenities of the locality.

Residential Amenity

The changes to the fenestration detailing will not result in any adverse impact upon residential amenity. No additional window or door openings are proposed.

Recommendation

APPROVE

1. Standard time limit
2. Approved plans

Informative

1. Proactive statement no amendments

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

Case Officer: Hannah Barker Date: 22nd November 2016

Authorised by: Jo Morin Date: 23.11.2016