# Development Management - Delegated Officer Report

**Application Number: AWDM/0242/20 Recommendation – Approve**

**Site: 49 Atlantic Court, Ferry Road, Shoreham-By-Sea, BN43 5YJ**

**Proposal: Replacement windows in white UPVC at 4th floor**

**Date of site visit:**

No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using photographs of the site supplied by the Applicant and Google 3D.

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Proposal, Site and Surroundings**

The application relates to a flat within a large block on the Shoreham Beach. The replacements will be from white PVCu to white PVCu and relates to the 4th floor on the rear (west) of the Atlantic Court block. The windows are of a slightly different design from the original.

**Relevant site history**

Various applications for replacement windows

**Consultations:** None

**Representations:** None received

**Relevant Planning Policies**

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2019

**Planning Assessment**

**Principle**

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the dwelling and its surroundings.

**Visual amenity**

The replacement windows have minimal visual impact when viewed in the context of the block of flats as a whole where there are numerous window designs, and many of which are UPVC.

**Residential amenity**

The proposal does not affect the residential amenities of neighbouring flats.

**Recommendation**

**APPROVE**

**Subject to Conditions:-**

1. Approved plans
2. Standard time limit

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

1. Approved without amendment

Case Officer: Eve Hearsey Date: 23.04.2020

Authorised by: Peter Barnett Date: 23 April 2020