Development Management – Delegated Officer Report

Application Number: AWDM/2035/22 Recommendation – APPROVE

Site: 7 Tintagel Court, 2A Gordon Road, Shoreham-by-Sea

Proposal: Replacement of aluminium framed windows with UPVC framed windows at second floor

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The property is a 3 storey, plus 2 storey, purpose built block of flats, 1980's construction, located on the south side of Gordon Road, close to the junction with Buckingham Road to the west. Flat no. 7, is positioned on the top floor, 2nd floor.

The Proposal:

The application seeks permission for to replace the existing white aluminium framed windows, with white, double glazed, UPVC windows.

The windows are located on the north, east and south side of the building;

W1 is to the south and is a 2no. framed, sliding opening window and will be replaced by a side opening casement;

W2 is to the south and is a 3no. framed window with 2no. of the frames being sliding opening. Its replacement will be 3no. framed, but the 2no. outside frames will be side opening casement;

W3 is to the east, and is a 4no. frame bay window, the 2no. side frames are vertically sliding opening, and the 2no. inner frames are sliding opening. Its replacement will be 4no. frames, but only one of the frames will be opening, by way of a side opening casement;

W4 to the north, is also a 4no. frame bay window, with the same opening combination at W3, but the replacement will have the central 2no. frames as non-opening and the side returns being side opening casements; and

W5 to the north, is 1no. frame and vertically sliding opening, the replacement will be a central hinged opening window only.

Consultations: None

Representations: None received

Relevant Planning History:

ADC/0070/10 (Flat no. 8) Replacement of existing white metal windows with white UPVC. **Approved 22.04.2010**

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 2021

Planning Assessment

There is no objection in principle to the proposal which is within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

It would appear that there have been many of the flats which have changed their windows to white UPVC. UPVC is a much thicker/wider frame whilst the aluminium is a slim frame.

The openings are also changing, but again this is now common in the block as others have different openings now too.

Further, the neighbouring property to the west in Gordon Road has UPVC windows, and the church building opposite. Indeed regrettably, there are many buildings within the area that have changed their windows to UPVC

The character of the building or the area will thereby not be materially compromised from this flat changing the windows to UPVC

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 10.02.2023

Authorised by: Peter Barnett Date: 10 February 2023