Development Management - Delegated Officer Report

Application Number: AWDM/0167/19 Recommendation – Approve

Site: 47 Atlantic Court, Ferry Road, Shoreham-By-Sea, BN43 5YJ

Proposal: Replacement white UPVC windows and doors to east and west elevations at third floor

Date of site visit: 25.02.2019

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a third floor flat within a large block on Shoreham Beach. The majority of the flats within the block have already replaced their windows and doors with white PVCu. The windows and doors face east and west and the replacements will have a slightly different arrangement i.e. will have 2no. fanlights instead of 1no.; will have a wider opening door and a narrower non opening door instead of 2no. equally sized doors (east elevation), and on the rear (west), the bank of 5no. wide full length windows and doors will be replaced with 7no. full length windows and doors.

Relevant site history

Various applications for replacement windows

Consultations

None

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 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 and doors has 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

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

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.

Case Officer: Eve Hearsey Date: 01.03.2019

Authorised by: Peter Barnett Date: 1 March 2019