Development Control – Delegated Officer Report

Application Number: AWDM/0556/15 Recommendation – Approve

Site: 1 East Point Emerald Quay Shoreham-By-Sea

Proposal: Installation of replacement UPVc windows

Date of site visit: 27.5.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a ground floor flat within a large complex of flat blocks in a purpose-built development. It is proposed to replace the existing timber windows with plastic double glazed units.

The surrounding area is an outer residential suburb of Shoreham, close to the beach.

Relevant site history
None

Consultations
None

Representations
None

Relevant Planning Policies
Adur District Local Plan saved policies: AG1, AH7
National Planning Policy Framework

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

The replacement windows would match the Rosewood colour of the rest of the flat complex. The proposed system would closely resemble the existing, so no material visual harm would arise.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Informative

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.

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

Case Officer: Matthew Porter Date: 11-6-2015

Authorised by: Peter Barnett Date: 12 June 2015