Development Management - Delegated Officer Report

Application Number: AWDM/0118/18 Recommendation – Approve

Site: 12 Atlantic Court, Ferry Road, Shoreham-By-Sea

Proposal: Replacement UPVC windows and door to ground floor east elevation.

Date of site visit: Seen on Street View and photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a flat within a large block on Shoreham Beach. It is proposed to replace existing UPVC windows and a door on the front elevation at ground floor with new UPVC. The window opening will be slightly different.

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 (March 2012)

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 proposed replacement windows and door will have minimal visual impact when viewed in the context of the block of flats as a whole where there are numerous window designs.

Residential amenity

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

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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: Peter Barnett Date: 17 April 2018

Authorised by: Gary Peck Date: 17 April 2018