Development Management - Delegated Officer Report

Application Number: AWDM/0514/24 Recommendation – APPROVE

Site: Flat1 4A Buckingham Road, Shoreham-by-Sea, BN43 5UA

Proposal: Replacement of timber windows and doors with brown UPVC windows and black composite UPVC door.

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 and Surroundings:

No 4A is a flat situated above a retail unit, directly to the north side of the railway crossing next to Shoreham-by-Sea Railway Station, and on the east side of Buckingham Road. The property has the Railway Station Car Park directly to its rear (east) with the access to the car park to the side (north) of the building. Pedestrian access to the railway station is directly to the south side of the property. And of course it fronts the Buckingham Road. The building forms a visual buffer between the rear car parking and the street.

The area is one of mixed use with retail being the predominant commercial use on the ground floor with residential over. Further north along Buckingham Road, the commercial uses make way for full residential uses, whereas to the south there are many more commercial uses and the town centre of Shoreham-by-Sea.

The site abuts the Shoreham Conservation Area.

Proposal:

Permission is sought to replace 7no. windows; a Patio door; and a Residential door from timber to UPVC. The replacement windows and Patio door will be Rosewood colour externally, whilst the Residential door will be Black externally.

Relevant History: None

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’

National Planning Policy Framework 2023

Planning Assessment

Principle:

The proposal comprises the replacement of windows and doors to a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the area.

Visual & Residential Amenity:

The flat is on the first floor of a detached building constructed in the early 1990's, the ground floor being a shop. Its position is quite noticeable being close to the Shoreham-by-Sea Railway Station and railway crossing. Plus the car park of the railway. It is separate from the neighbouring property to the north and there is the access to the car park to the side.

The windows to be replaced are 4no. windows on the first floor north elevation; 2no. windows and a Patio door on the first floor east (rear) elevation; 1no. window on the first floor south elevation; and a ground floor Residential door, also on the east elevation.

As a straight forward window and door replacement, they will not result in any variation of the view they are currently experiencing and therefore there will be no material loss of visual or residential amenity to any neighbouring property.

The proposal will have rosewood frames which will be in keeping with the remaining windows in the property. However, being UPVC the frames will be thicker (wider) than the existing timber, but this will not materially affect the visual amenities of the external elevations of this modern property, nor will it adversely affect the setting of the Conservation Area.

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:	12.06.2024
Authorised by:	Peter Barnett	Date:	12 June 2024