# Development Management - Delegated Officer Report

**Application Number: AWDM/1716/17 Recommendation – APPROVE**

**Site: 12 South Point Emerald Quay, Shoreham-By-Sea**

**Proposal: Replace wooden framed double glazed windows with Rosewood UPVC to north, east and south elevations at ground floor level.**

**Date of site visit: 19th February 2018**

**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 accessed from Harbour Way on Shoreham Beach. The development is characterised by its unique square windows design and dark brown frames. As originally built the development had all timber windows frames stained brown. Many windows have now been replaced with uPVC rosewood to match in colour the existing.

Consent is sought here to replace existing timber windows with uPVC. The windows are on the front of the building facing south toward Harbour Way, a lounge and a bedroom and to the rear of the building facing south into the development, a bedroom and kitchen window.

**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 windows will match existing in style and appearance. The openings vary however this relates to other existing uPVC window replacements which have been carried out adjacent to the site and elsewhere within the development. The windows will be in keeping in character and appearance with the existing building there will be no visual harm here.

**Residential amenity**

The replacement windows will not give rise to any impact upon residential amenity. They are replacing the existing windows like for like the changes to openings will not result in any loss of privacy or overlooking.

**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: Hannah Barker Date: 15th March 2018

Authorised by: Peter Barnett Date: 15 March 2018