Development Management - Delegated Officer Report

Application Number: AWDM/0779/21 Recommendation – APPROVE

Site: 14 Widewater Court, Kings Crescent, Shoreham-by-Sea, BN43 5LS

Proposal: Replacement of existing UPVC window east elevation at 3rd floor level

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property relates to flat no. 14 which is on east side of the 3rd floor of 'Widewater Court', a 5 storey block of flats situated on the west side of Kings Crescent, on the Shoreham Beach estate. It is a purpose built block of flats built in an 'L' shape, and sits next to the beach proper on the Shoreham Beach. The building is circa 1960's and has brick elevations. There are some balconies serving the flats which have a south or west elevation. At the south and west of the block there is integral garaging and car parking, additional car parking is to the west, south and east of the block.

The Shoreham Beach estate comprises predominantly housing in various design forms and of various sizes. To the west of the site is a large ground floor public car parking area and to the south and west of the car park is Widewater Lagoon

The site is not in a Conservation Area nor is it a Listed Building.

Proposal:

The application seeks permission to change the existing UPVC framed window on the east elevation, to a UPVC window.

The size and design of the window will be the same, but the mock fanlight will be an opening fanlight.

Representations: None received

Consultations: None

Relevant History: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 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 surrounding area.

Visual & Residential Amenity

The block already has UPVC windows and replacement will be of the same material. The size and design of the window will also be the same as existing.

The changes that will occur is the opening, as the existing has a fixed fanlight with the proposal having an opening fanlight. Further, the existing window will open inwards and the proposed will open outwards. This change is considered acceptable, and will not materially affect the visual appearance of the building or the existing residential amenities of the neighbouring properties.

Recommendation:

Approve:
Subject to Condition(s):-

1. Approved plans
2. Standard time limit

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 14.06.2021

Authorised by: Peter Barnett Date: 14 June 2021