Development Management - Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/1459/12

Site: **1 - 3 Ship Street, Shoreham-By-Sea, West Sussex BN43 5DH**

Proposal: **Replacement windows and doors**

Date of site visit: 21 December 2012

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a modern 3 storey office building on the west side of Ship Street, within the Shoreham Conservation Area. It is attached to 5 Ship Street, an almost identical building which already has UPVC windows.

The proposal is to replace the existing single glazed, timber framed windows and doors with double glazed UPVC and aluminium units. The proposed window and door openings remain unchanged in size. The upper floor windows will be UPVC with a blue anti-sun tint while the ground floor will be aluminium and will also have a blue tint, primarily to minimise overlooking or loss of privacy from the new dwelling approved on the site opposite (AWDM/0967/12) and glare from the sun. The existing windows are stated as being beyond economic repair.

Relevant site history

None

Consultations

Conservation Advisory Group: Approve

Representations

None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4
South East Plan (GOSE 2009): CC1, CC6, BE1, BE6
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of a commercial building located within the built up area and can be supported in principle. The relevant issue is whether the development preserves or enhances the historic character and appearance of the Conservation Area.

Visual amenity

The proposed windows will be UPVC and will have thicker frames than existing. However, they will be of a similar size to those already installed at the adjoining property. There will be no change to the openings but the glazing itself will have a blue tint to provide a slightly reflective appearance which will maintain privacy.

The blue tint is not common in the street or Conservation Area but the building is modern and of no architectural merit. While the tint is subtle in nature it would not be appropriate on the ground floor where it would present a 'closed' appearance to the street. Consequently the tint should be limited to the upper floor windows only. On this basis, the proposed change to the windows is not considered to harm the character or appearance of the area.

Residential amenity

The proposal will not adversely affect residential amenity.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment, would preserve or enhance the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AB4) or the policies of the South East Plan (CC1, CC6, BE1, BE6)

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans
3. Window type

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: Peter Barnett Date: 15 January 2013

Authorised by: Gary Peck Date: 15 January 2013