Development Control – Delegated Officer Report

Application Number: AWDM/1810/17 Recommendation – APPROVE

Site: 59 John Street, Shoreham-by-Sea, BN43 5DL

Proposal: Replacement of wooden sash windows to east elevation with PVCu sash windows

Date of site visit: 30.11.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The site is within the Shoreham Conservation Area, and is within the town centre of Shoreham. The locality is mixed with a church directly behind the site, a public car park and Community Centre directly opposite, a railway line to the side (north) and the remaining terrace dwellings to the south.

The residential dwelling, the subject of this application is a two storey semi-detached, with a small front garden.

The proposal seeks permission to replace the existing 3no. sets of timber windows on the front elevation to PVCu.

Many of the neighbouring properties have had their windows changed to PVCu .

Relevant Planning History: None

Consultations: None

Representations: None received

Relevant Planning Policies

Development Control Standard No.3 'Extensions and Alterations to Dwellings'
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality and how the proposal affects the character and appearance of the Conservation Area.

Visual Amenity and Impact upon Character and Appearance of the Area

The change of materials requires planning permission as the dwelling is within a Conservation Area

The proposal seeks permission to change the front windows from timber vertically sliding sash to PVCu sliding sash windows of the same design, including horns.

Many of the neighbours have already replaced their windows at the front to PVCu, therefore the change will not be out of keeping within this locality

Residential Amenity

The application relates to the replacement windows together with the type of material to be used for the replacement window, thereby the proposal will not adversely affect the neighbouring residential amenities, particularly given that they have replaced their own.

Recommendation

APPROVE subject to the following conditions

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: 20.12.2017

Authorised by: Peter Barnett Date: 20 December 2017