Development Management - Delegated Officer Report

Application Number: AWDM/0263/24 Recommendation – APPROVE

Site: 2 Shermanbury Court, Carnforth Road, Sompting, BN15 9RX

Proposal: Replacement of timber windows, front door, and patio doors with PVCU

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:

Shermanbury Court is a 2 ½ storey block of flats situated at the end of a long drive off Carnforth Road. The entrance to the long drive is at a junction crossroad with Carnforth Road (west), Tower Road (east), and Cokeham Lane (north). The flats comprise 3no. adjoining blocks, all have hipped roofs, and the main, central block has small, gable roofed dormers to the front and rear roofslopes.

The flats are positioned to the north of the Worthing to Brighton railway line, with a line of trees forming a visual buffer between the railway line and the flats.

Residential development is located either side, and to the front of the flats, with commercial industrial site located to the south, on the other side of the railway tracks.

Proposal:

Permission is sought to replace 5no. windows; a single, half glazed PVCU door, and fully glazed double doors to patio. The replacements will be Rosewood colour.
No. 2 is within the west wing of the block.

Relevant History: Various applications for the replacement of windows and doors with UPVC e.g.

AWDM/1755/20 no. 5
ADC/0042/11 no. 6
ADC/0219/10 no. 8

Representations: None received

Consultations: Sompting Parish Council: No comments received

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 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 block of flats is screened from the road (Carnforth) as it lies back by over 90m from this road. All the neighbouring properties back onto the long drive and Shermanbury Court itself.

The windows and doors being replaced are to the north elevation and the east elevation of the two storey, west wing.

The north elevation faces down the long drive, and contains 2no. windows on the first floor and 2no. windows plus the entrance door on the ground floor. The east elevation sees only half of the elevation, divided vertically, relating to the application site, no. 2. The east elevation faces into the rear amenity area relating to the block.

The new, proposed windows and doors will largely be of the same design as those existing, but there will be some change in that the first floor window on the east elevation will introduce a horizontal glazing bar; and the full glazed patio double doors will be sliding, while the existing door is side hung; the front entrance door will be full glazed whereas the existing entrance door is only partially glazed.

Because the drive to the block has curves to it, the block of flats is not readily viewed from the street, plus there is landscaping on the sides of the drive, thereby reducing any views still further.

The existing windows have dark wood frames, and 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 the property, particularly given that other flats have already changed from timber to UPVC.

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: 01.05.2024

Authorised by: Peter Barnett Date: 1 May 2024