Development Control – Delegated Officer Report

Application Number: ADC/0070/10 **Recommendation – Permit Application**

Site: **8 Tintagel Court 2a Gordon Road Shoreham-by-Sea West Sussex**

Proposal: **Replacement of existing white metal windows with white UPVC windows**

The Application

The site is located near to Shoreham town centre in close proximity to the train station. Gordon Road comprises mainly of residential terraced and semi detached dwelling houses. The site is at the western end of Gordon Road in close proximity to the junction with Buckingham Road where there is a mixture of commercial uses to the south and west of the site. The site comprises of a three storey purpose built block of flats of brick and tile construction. Permission is sought to replace the existing white aluminium windows serving flat 8 with white uPVC windows to match existing in style and appearance. It is proposed that four windows will be replaced. Two to the front, including a box bay and two to the rear.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The Council's Development Control Standard No. 3 entitled 'Extensions and Alterations to Dwellings' sets out the principles for maintaining both residential amenity to neighbouring properties and visual amenity.

Residential Amenity

There will be no adverse impact on the residential amenities of the occupiers of the adjacent flats or houses as a result of the proposed development.

Visual Amenity

The replacement windows are of a sympathetic design and match the existing windows within the building. The replacement of the dated aluminium windows will be a visual improvement to the building as a whole.

Recommendation

APPROVE for reason that :- 1PPi

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Case Officer [redacted] .....Date.....1/4/10.....

PB. 1/4/10