Development Control – Delegated Officer Report

Application Number: ADC/0017/10 **Recommendation – Permit Application**

Site: **66A High Street Shoreham-by-Sea West Sussex BN43 5DB**

Proposal: **Replacement sliding sash UPVC firstfloor front bay window**

The Application

The site is located on the north side of the High Street within Shoreham Town Centre and the Conservation Area. The application site comprises a first floor flat above a retail unit within a terrace of similar buildings. There is an existing front bay timber window which is in a poor state of repair. It is proposed that this window is replaced with uPVC bay sash windows.

Consultations and Representations

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

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7, AB4 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)
PPS5 'Planning For the Historic Environment' (DCLG 2010)

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.

There is a statutory duty to pay attention to the need to preserve or enhance Conservation Areas. Local Plan policy AB4 also requires design and construction materials should be of a high standard.

Residential Amenity

There will be no adverse impact on any of the surrounding residential properties as a result of the replacement bay window.

Visual Amenity and Impact on Conservation Area

Although the existing window is of timber construction it is considered that the replacement with uPVC in this case is acceptable and will not have any adverse impact on the character and appearance of the conservation area. There are other examples of uPVC window replacements adjacent to the site and it is considered that the use of the heritage style windows that are proposed will be sympathetic to the street scene with window sizes and proportions to match existing.

Recommendation

APPROVE for reason that :- 2PC

1. C1Ci
2. The development hereby permitted shall be carried out in accordance with the following approved plans: -

   Elevations – received 24th March 2010
   Window Details – received 24TH March 2010
   Site Plan – received 24th March 2010
   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer... [redacted] .....Date..22/4/10 [redacted] 22/4