Development Control – Delegated Officer Report

Application Number: AWDM/0259/19 Recommendation – APPROVE

Site: 14 New Road, Shoreham-by-Sea, BN43 6RA

Proposal: Replacement of single glazed timber sash window to front elevation at first floor with white UPVC

Date of site visit: 21.03.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The site is within the Shoreham Conservation Area. Although addressed as New Road, the elevation of the property to which the application relates, actually faces onto Brighton Road, and can only be accessed from Brighton Road. (The history card for this site states that the site is also known as 402A Brighton Road).

The property is a 2 ½ storey villa type former dwelling which now has a split use of commercial and residential.

The surrounding area is a mixed use of residential, predominantly on the north side of Brighton Road and within New Road, with commercial uses such as retail and boat considerable

Relevant History:

AWDM/0180/18 Replacement of aluminium windows to first floor east elevation with UPVC **Approved 02.05.18**

ADC/040/10 2 white UPVC replacement sash windows. **Approved 04.02.2011**

SU/125/05/TP Change of use of lower ground floor to flat and addition of conservatory/entrance porch **Approved 15.06.2005**

SU/77/02/TP Change of use of ground floor and basement rooms to natural health clinic with 3 / 4 bedroom maisonette above. **Approved**

SU/6/87/TP Alterations to north elevation involving replacement of shop front with bedroom window. **Approved 17.02.87**

SU/84/86/TP Change of use of ground floor shop to form part of dwelling house. **Approved 19.06.86**

Consultations: Conservation and Design: No objections received

Representations: None received

Relevant Planning Policies

Adur Local Plan: Policy 15, Policy 17
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the replacement windows subject to no material harm to the character and appearance of the designated Conservation Area.

Visual Amenity:

Other than the window applied for by this application, all the other windows on this elevation are PVCu, and the proposal for the replacement window will be using the same company as the one who supplied and fitted the other windows. It will have slim profiles; a slim 35mm meeting rail; a deep bottom rail; external putty lines; and sash horns. The window will thereby preserve the character and appearance of the Conservation Area.

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: 21.06.2019

Authorised by: Peter Barnett Date: 24 June 2019