expires 21/7

Development Control – Delegated Officer Report

Application Number: ADC/0199/09 **Recommendation - Application Permitted**

Site: **16 Swanborough Court New Road Shoreham-by-Sea West Sussex**

Proposal: **Replacement of aluminium-framed windows with white UPVC double-glazed windows**

The Application

The application property is a second floor flat in an end block located between New Road and Tarmount Lane, within the Shoreham Conservation Area. It is proposed to replace the existing single glazed aluminium window frames with double glazed uPVC frames.

Consultations and Representations

Consultations/Comments

None

Third Parties

ADCAG – No comment

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AB4, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: - Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)
PPG15 'Planning and the Historic Environment' (DoE 1994)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be of sympathetic design and materials to the original dwelling and the area in general. Development Control Standard No.3 states that replacement windows should be chosen to reflect the character and style of the dwelling and streetscene.

AB4 reflects the advice in PPG15 and states that new development within Conservation Areas will be required to be of a high standard design and construction materials such as to preserve or enhance the character and appearance of the Conservation Area.

Visual amenity

The application flat is located within a block which faces north and west towards Tarmount Lane and east towards New Road. Other flats at Swanborough Court have replaced their original windows with uPVC, many without the benefit of planning permission. Due to the number of uPVC window frames on the building as a whole, it is not considered that the replacement of these windows will adversely affect the character or appearance of the building or harm the Conservation Area.

Recommendation

APPROVE for reason that :-

1PPi (amended) The proposed development would not detract from the local environment, will preserve the character and appearance of the Conservation Area and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties....(AG1, AH7, AB4)

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Case Officer: [redacted] Date: 8/7/09