Development Control – Delegated Officer Report

Application Number: AWDM/0005/14 Recommendation – APPROVE

Site: 14 Atlantic Court Ferry Road Shoreham-By-Sea West Sussex

Proposal: Replacement UPVC windows

Neighbours checked: Publicity by site notice

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a modern 5 storey block of flats on the corner of Ferry Road and Fort Road at Shoreham Beach. Many of the flats in the block have had replacement upvc windows and the glazing pattern is varied as a result.

The proposal is to replace the existing upvc framed windows with double glazed UPVC. The proposed windows will be in two bedrooms, a lounge and a kitchen. The bedroom windows will be three panel units to replace two panel units. The other windows will remain as presently divided but the top lights in the lounge window will be moved.

Relevant site history: None

Consultations: None

Representations: None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of a residential building located within the built up area and can be supported in principle.

Visual amenity

The proposed windows will be UPVC as at present but would have different glazing bar and panel arrangements to the present units. The block in which they will be installed has a range of differently configured windows however so that there is now no longer any uniformity and consistency in design.

On this basis, the proposed change to the windows is not considered to harm the character or appearance of the block in any detrimentally significant way and therefore the character of the area would be unharmed.

Residential amenity

The proposal will not adversely affect residential amenity.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the NPPF.

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans: location plan 4600/1; and drawings nos. 4600/1, 4600/2 and 4600/3 received on 15/01/14.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Lawrence Simmons Date: 26 February 2014

Authorised by: Jo Morin Date: 27 Feb 2014