DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0596/18/FUL
Proposal: Replace existing white painted timber windows with white PVC double glazed windows.
Location: 9 Shotley Grove
Dipe Lane
East Boldon
NE36 0DB

Site Visit Made: 16/08/18

Relevant policies/SPDs

1 DM1 - Management of Development (A & B)

Description of the site and of the proposals

The application seeks to replace the external windows of a flat/apartment at first floor level at Shotley Grove, seeking to replace the existing double glazed timber framed windows with double glazed white wood grained PVC framed windows. The building is a modern apartment block, built in 2003, following the grant of planning permission ST/1024/01/DM. It is located in a wooded setting set back approximately 50 metres from Dipe Lane, a residential street. The site is bounded to the north by Dipe Lane, Boldon Golf Clubhouse to the west, the golf course to the south and residential properties to the east.

The original windows were 15 and 12 pane white painted timber framed double glazed spring balanced sliding sash windows. Upper floor windows have a center side pivot mechanism to both sashes to allow cleaning from the inside. A planning consent (ST/1080/10/FUL) has previously been granted for the replacement of the original windows across the whole of the building, allowing the replacement of the timber framed windows with double glazed white wood grained PVC framed windows to replicate the original windows in terms of the frame sizes, glazing panels and bars with a white wood grain finish. These changes have only been implemented in some of the apartments. This permission would appear to remain as a valid fallback position for 9 Shotley Grove, as an alternative to this proposal.

The proposed windows have been designed to closely replicate existing windows in terms of the frame sizes, glazing panels and bars and use a white wood grain finish. This application proposes to replace the three external windows, which are located on the rear elevation of the building, facing towards the private rear garden area of the premises. The rear elevation of the premises is not visible from the public domain.

Permitted development rights for the replacement of windows were withdrawn via condition 21 of the original planning permission (ST/1024/01/DM), although these permitted development rights are not now applicable in any case, as the properties granted planning permission were apartments, and not individual residential dwellings. The application site is located a substantial distance outside of the East Boldon Conservation Area boundary and is not covered by any other historic environment designation or constraint.

Publicity / Consultations (Expiry date 28/08/2018)

1) Neighbour responses

One response received making the following comments:

10 Shotley Grove

1. *Provided the new white PVC double glazed windows as proposed are constructed to the same style and design as all the windows that were replaced at Shotley Grove in November 2011, then I would have no objections.*

   2. Provided the new white PVC double glazed windows as proposed are constructed of white woodgrain style PVC as all the windows that were replaced at Shotley Grove in November 2011, then I would have no objections.

The East Boldon Neighbourhood Forum was also notified – no response was received.

Assessment

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that an application for planning permission must be determined in accordance with the adopted development plan, unless material considerations indicate otherwise.

The main issues relevant to the assessment of this proposal are the;

- Design of the proposal and its impact on visual amenity; and
- Impact on residential amenity

The proposed alterations are not considered to harm the character and appearance of the building. The replacement windows would be sash windows of an acceptable design in the context of the host dwelling. The use of white wood grain effect PVC is considered acceptable in this context. While there are differences in appearance between timber fames and PVC ones, it is not considered that such a change on this building, which is a modern apartment block where many of the windows have already been replaced in a similar fashion to this proposal, would have a substantial effect on its character. This elevation of the premises would only be visible from the private rear garden area, which is well screened by trees and landscaping, and would not be visible from within the public domain.

The proposal seeks to add new windows and frames within existing openings, and so would not have the potential to affect the amenity of neighbours.

It is considered that the proposed development would be in accordance with LDF Policy DM1 (A & B).

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Grant Permission with Conditions

Conditions

1 The development to which this permission relates must be commenced not later than 3 years from the date of this permission.

As required by Section 91 of the Town and Country Planning Act 1990 and to ensure that the development is carried out within a reasonable time.

2 The development shall be carried out in accordance with the approved plan(s) as detailed below

Proposed South Elevation, received 26/07/2018
Proposed Windows. Ref: Drawing 2. Windows 45. 46. 47, received 10/07/2018

Any minor material changes to the approved plans will require a formal planning application under S73 of the Town and Country Planning Act 1990 to vary this condition and substitute alternative plans.

In order to provide a procedure to seek approval of proposed minor material change which is not substantially different from that which has been approved.

3 The external surfaces of the development hereby permitted shall be in accordance with the specification detailed on Proposed South Elevation, received 26/07/2018 and Proposed Windows. Ref: Drawing 2. Windows 45. 46. 47, received 10/07/2018 and in accordance with the materials detailed on Proposed Windows. Ref: Drawing 2. Windows 45. 46. 47, received 10/07/2018.

To ensure a satisfactory standard of development and in the interests of visual amenity in accordance with South Tyneside LDF Development Management Policy DM1.

Informatives

1 In dealing with this application the Council has implemented the requirements of the National Planning Policy Framework to seek to approve applications for sustainable development where possible.

Case officer: Chris Stanworth
Signed:
Date: 06/09/18

Authorised Signatory:
Date:

«END»