DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0325/21/FUL
Proposal: Change timber windows to UPVC windows
Location: 1 - 23 Shotley Grove
Dipe Lane
East Boldon
NE36 0DB

Site Visit Made: 16/08/18, 29/09/21

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 complex at 1 – 23 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 significantly back from Dipe Lane, a residential street, by approximately 50 metres. 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 appear to have been implemented in some of the apartments, as a number of units have uPVC windows in place, of the corresponding sliding sash style and proportions, but with visibly thicker frames and bars than the remaining timber framed windows. This permission would appear to remain as a valid fallback position if this permission has indeed been implemented.

The change from timber to uPVC windows was previously granted permission in 2018 for an application relating solely to a first floor apartment at 9 Shotley Grove (reference ST/0596/18/FUL), with the details for that unit the same as those proposed in this application. This application seeks to carry out replacements in the same fashion to all of the apartments.

Permitted development rights for the replacement of windows were withdrawn via condition 21 of the original planning permission (ST/1024/01/DM), although these permitted development rights are not now applicable in any case, as the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 08/10/2021)

1) Neighbour responses

None received

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 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, although the frames/glazing bars would be thicker due to the materials used.

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.

The front elevation of the premises would have limited visibility within the public domain due to the significant setback from the road, the tree cover to the front of the premises, and the limited number of viewpoints into the site from Dipe Lane. The other elevations can only be easily seen from within the grounds themselves or other private land. The building is not of any special historic character and many surrounding properties have plastic or composite window frames, and surrounding dwellings vary in their character and appearance.

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

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 North Elevation Drg No GEN/20A/230 received 15/07/21

Proposed East Elevation Drg No GEN/20A/231 received 15/07/21
Proposed South Elevation Drg No GEN/20A/232 received 15/07/21
Proposed West Elevation Drg No GEN/20A/323 received 15/07/21

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 window details and materials shall be as specified on Proposed North Elevation Drg No 230 received 15/07/21. Unless otherwise agreed in writing by the Local Planning Authority pursuant to this condition.

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: Chris Stanworth
Date: 12/10/21

Authorised Signatory:
Date:

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