

78 Howard Drive – Door & window replacement (retrospective)

GA presented this case.

- The application relates to a Freehold property built in c1964. It is located in the Modern Character Area.
- The Committee carried out a site visit to the property and met the owner.
- PG advised that the AMC agreed with the decision to refuse the application, as the replacement windows are not in-keeping with this group of properties.
- The Committee agreed that the windows shall be refused.

The Committee will then further view the application to determine next steps in terms of any enforcement action.

- The porch shall be given a No Consent letter, as it has been in situ for many years.
- The front door shall be given Retrospective approval, as this is considered acceptable under the Design Principles.
- The Committee agreed to the importance of re-emphasising the need to apply for consent and agreed that had the applicant submitted the proposal, it would have been refused.

The HAC agreed that the windows shall be refused, the porch shall be given a No Consent letter and the door shall be given Retrospective approval.

GA