Development Control – Delegated Officer Report

Application Number: AWDM/1760/22 **Recommendation – APPROVE**

Site: **9 Applesham Court, South Street, Lancing, BN15 8AU**

Proposal: **Replacement window from rosewood stained timber to Rosewood UPVC**

Date of site visit: 27.02.2020 (regarding other flats)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a 3 storey purpose built block of 18no. flats, with a hipped roof, and buff coloured facing bricks with red brick quoins and soldier coursing dividing the storeys. The windows within the block are all dark wood framed and many have been replaced with UPVC Rosewood colour windows in order to match the original windows.

The site is located within the Lancing town centre. There is a mixture of property types and uses within the vicinity, with commercial uses comprising mainly retail, and there is also a high proportion of residential properties.

Flat no. 9 is located on the second floor, and the proposed window is located within the west elevation (rear), and relates to a bedsitting room.

Proposal:

The proposal seeks permission to replace 1no. window on the rear (west) elevation relating to flat no. 9.

The replacement will be with a double glazed UPVC window of a similar design and colour as the existing window.

Planning History:

None relating to Flat no. 9, but there has been several applications relating to other flats within the property for replacement windows to double glazed, UPVC Rosewood colour

Consultations: None

Representations:
Lancing Parish Council: No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle

There is no objection to the proposed removal of the timber windows and replacement with PVCu windows in a similar colour to the existing windows within the block of flats.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the building and its surroundings.

Visual Amenity

The existing block of flats has fairly uniform windows within it with regard to the colour and design. The window in question will be on the second floor to the rear of the building.

The replacement window will duplicate design and the colour of the existing windows within the block, but will change the material from timber to UPVC, and from single glazed to double glazed. These changes will be in accordance with many other flats within the block who have already undertaken a change to UPVC.

Residential Amenity

The change of materials will not affect the residential amenities of neighbouring residential properties.

Recommendation

APPROVE: subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Window colour

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 30.11.2022

Authorised by: Peter Barnett Date: 30 November 2022