Development Management – Delegated Officer Report

Application Number: AWDM/1102/22 Recommendation: Approve

Site: St Davids Gate, Penstone Park, Lancing

Proposal: Replacement of 96no. brown upvc windows with white upvc windows to all elevations

Date of Site Visit: Seen in connection with AWDM/0949/22

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings:

St Davids Gate is a 6 storey block of flats located off Penstone Park northwest of Lancing train station. It is proposed to replace all of the external windows (96 in total) on all elevations, which are brown Upvc, with white Upvc windows.

Planning History:

AWDM/1078/15 - Cladding and new UPVC windows to South, East and West elevations; new glass roof to entrance canopy on South elevation - approved

Consultations:

Lancing Parish Council: No comments received

Representations

None received

Relevant Planning Policies

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

Planning Assessment

While the window frames will be changing colour from brown to white, this will not have a harmful visual impact in the street scene as the majority of properties,

including the neighbouring St Johns Court and St Nicholas Court, have white Upvc windows. Any changes to the form of the windows will not be significant in visual terms as all of the windows are being replaced as single operation, thereby ensuring homogeneity of design.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation N

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.

Case Officer: Peter Barnett Date: 28 July 2022

Authorised by: Gary Peck Date: 28 July 2022