Development Management - Delegated Officer Report

Application Number: AWDM/1460/23 Recommendation – APPROVE

Site: 9 Victoria Court 142 – 152 South Street, Lancing, BN15 8BE

Proposal: Replacement of all external west facing windows with UPVC to be in keeping with current design and colour.

Date of site visit: Site notice posted 31.10.2023 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Victoria Court, South Street, is a 3 ½ storey block of flats situated on the west side of South Street Lancing, within the main town centre area. The windows and glazed doors within the block are brown framed.

The properties within the surrounding area comprise residential and commercial (predominantly retail), and there is a mix of designs on the properties and age range.

No. 9 is a second floor flat, and the windows are to the west (rear) elevation.

Proposal:

Permission is sought to replace the existing windows (4no. in total), from brown stained timber frames, to brown UPVC (internal frame to be white).

The windows are on the first floor, to the rear of the block of flats.

Relevant History: Various

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance

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 in principle to the proposal which is a residential use. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Visual & Residential Amenity:

All the windows that will be changing are to the rear of the block of flats, and thereby not readily viewed from the street. Further, although the material of the windows will be changing from stained timber to UPVC the colour will remain the same, namely brown. Furthermore, there are other flats within the block which have changed their windows to UPVC, flat no. 5 being one of the most recent (AWDM/0568/23 refers), and thereby the change, will not be out of keeping with the character of the block.

It is considered that all the changes to the windows are minor in nature, and will not materially impact on the visual character of the block or the existing residential amenities of the neighbouring flats.

Recommendation APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 05.12.2023

Authorised by: Peter Barnett Date: 5 December 2023