Expires 4-5-09

Development Control – Delegated Officer Report

Application Number: ADC/0090/09 Recommendation - Permit

Site: **5 Cliff Lodge Old Salts Farm Road Lancing West Sussex**

Proposal: **Replacement of timber-framed windows with UPVC windows**

The Application

The application relates to a small block of 5 flats located on the west side of the road, opposite the junction into the Willowbrook Park mobile-home park. The flats are part brick, part uPVC clad and are located on higher ground than road level.

To the north and south are dwellinghouses of a variety of designs and ages.

The proposals is to replace the wooden windows of flat 5 with uPVC like-for-like designed replacements.

Consultations and Representations

Lancing Parish Council: No objections

Third Parties: There have been no third party objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be of sympathetic design and materials to the original dwelling and the area in general. Development Control Standard

No.3 states that replacement windows should be chosen to reflect the character and style of the dwelling and streetscene.

Visual amenity

The existing flats all currently have timber window frames as seen from the front, however at the rear the ground floor flat (No.2) has uPVC replacements, as does a more modern rear extension. The proposals have been designed to copy the overall frame design and opening style of the existing timber frames. As a result they are unlikely to be noticeable from the street. The change in material type is sympathetic to the existing cladding on the exterior of the building and other replacement windows in the vicinity. It is not considered that the replacement windows will look unsympathetic or appear unduly out of character for the style of the dwelling or the streetscene in general.

Recommendation

APPROVE for reason that :-

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Case Officer [redacted] PB 21/4/09
Date: 20/4/09