Expires 18/6/07.

Development Control – Delegated Officer Report

Application Number: ADC/0248/07 **Recommendation – Permit Application**

Site: **10 Ryecroft Court Penhill Road Lancing West Sussex**

Proposal: **Replacement brown UPVC windows in rear and west side**

The Application

The application site is a top floor (second floor) flat on the rear west corner of Ryecroft Court, Penhill Road, Lancing.
The proposal is to replace the flat's three brown wooden windows with new brown UPVC framed double glazed windows.

Consultations and Representations

Third Parties

No representations have been received.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

There are no major planning concerns with this proposal. The proposed frames will be identical in dimensions and design to the existing and will be coloured brown to match the others on the flats. Many of the other flats have windows in far better condition than the applicant's and so this replacement will essentially enhance the exterior. Whilst it is unclear whether other flats have replaced with UPVC, it is not considered that the use of this material on high level rear facing windows will cause any detriment to the appearance of the block.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci: (standard time limit)

Case Officer:.....

Date: 25/5/07.

CJ 29.5.07