Development Control – Delegated Officer Report

Application Number: AWDM/1783/20 Recommendation – Approve

Site: 2 South Lodge, Cokeham Road, Sompting, BN

Proposal: Retrospective application for the retention of replacement window to south elevation of ground floor flat.

Date of site visit: No site visits can be made at this time due to Covid-19 social distancing restrictions. Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

South Lodge is a cluster of 3storey, pitched roof buildings, which form a block of flats. The flats are accessed off Cokeham Road, but the main face of the buildings face onto Western Road North to the west. The land is higher than the street.

To the east of the site, is a mix of retail and residential, and to the west there is a doctor's surgery, but predominantly the locality is residential in character.

Proposal

The proposal seeks retrospective planning permission to replace 1no. uPVC window on the ground floor, south facing elevation, with a uPVC window of the same design and colour.

***Planning History**:* None

Consultations:

Private Sector Housing: No comments
Public Health: No comments

Representations:

Sompting Parish Council: No objection

Relevant Planning Policies

Adur Local Plan: Policies 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

The proposal is acceptable in principle, subject to its effect on the visual and residential amenities of the neighbouring properties and the character and appearance of the area in general.

Visual & Residential Amenity

Due to the higher ground, the window is visible from the street. The application replaces 1no. window with one of the same materials, design, opening and colour and therefore has no material impact onto the visual or residential amenities of the area or neighbouring properties.

The window will accord with the visual amenities of the building and will not detract from the character of the building or the area.

Recommendation:

APPROVE subject to Conditions:-

1. Approved plans

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 23.12.2020

Authorised by: Gary Peck Date: 23 December 2020