Expiry Date - 16/02/2011

Development Control – Delegated Officer Report

Application Number: ADC/0499/10 **Recommendation – Permit Application**

Site: **Flat 1 104 Brighton Road Lancing West Sussex BN15 8LW**

Proposal: **Replacement of all windows in ground floor flat with UPVC double-glazed windows**

The Application

The application relates to the ground floor flat in a converted house located on the south side of the road, 17m to the east of the vehicular access to Golden Sands Caravan Park. The building itself is two-stories with gable ends to the north and south. It is constructed in natural pebble dash with a ridged clay tiled roof. To the east is a ground floor, flat-roofed brick built extension.

Permission is sought to change the ten ground floor windows of flat 1 from timber to uPVC. The opening styles in the case of the three windows to the east would change from three panel windows (with two side casements and one top opening light) to two panels (one closed window and one side casement), whereas the four windows in the front (north) and three in the west would remain the same.

The application flat comprises the whole ground floor. With the two other flats split across the first floor and rooms in the roof. Either side to the east and west are similar style buildings (No's 106 & 102), which are also split into flats.

Consultations and Representations

Lancing Parish Council: No objections.

Third Parties: There have been no third party objections to the proposals.

Relevant Planning Policies and Guidance

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)

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Planning Assessment

Policies
Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Visual amenity
The proposed new uPVC windows would be in contrast to the existing timber windows, and on the west elevation they would have different opening styles to those currently in place, however the building as a whole does not have a unified appearance in terms of the windows used. The first floor flat has a mixture of uPVC windows and timber, with the opening style being large panels with top hung opening lights only. The dormer windows which serve flat 3 are both uPVC, with the front windows in the north side gable end being timber (one painted black, one painted white).

Although the proposed windows would be different to those in flats 2 and 3, it is considered that they would not be out of keeping for the appearance of the building as a whole, and would not detract from the appearance of the surrounding area.

Residential amenity
There would be no effect on the residential amenity of the neighbouring dwellings.

Recommendation

APPROVE for reason that :-

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1. C1Ci
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site location and Block Plan, and manufacturers schedule of works specification dated stamped received 22.12.10; and the manufacturers specification date stamped received 10.02.11
   Reason: *For the avoidance of doubt and in the interests of proper planning.*

Case Officer Carlos Hone Date

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