Development Management - Delegated Officer Report

Application Number: AWDM/0135/21 Recommendation – APPROVE

Site: 2 Southbank Court, Brighton Road, Lancing, BN15 8LQ

Proposal: Replacement of aluminium windows with uPVC windows to west, south and east elevations of first floor flat.

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The site is located on the south side of Brighton Road, Lancing, and is a three-storey semi-detached block of flats. Flat no. 2 is located on the first floor.

Southbank Court comprises a series of 5no. three storey semi-detached blocks of flats. The blocks directly abut Brighton Road to the north and a caravan park to the south.

Proposal:

The application seeks permission to replace all of the windows (5 no.) to the first floor flat from aluminium to white uPVC. There are 2no. windows on the side (west) elevation; 2no. on the rear (south) elevation; and 2no. on the recessed side (east) elevation.

- Bedroom window 560mm x 1300mm (Mahogany cill)
- Bathroom window 530mm x 860mm (Obscure glazed) (Mahogany cill)
- Kitchen window 1160mm x 1000mm (Mahogany cill)
- Lounge window 560mm x 1300mm (Mahogany cill)
- Lounge Patio doors 1840mm x 2120mm

All windows will be Rehau S706

Representations: Lancing Parish Council: No objection

Consultations: None

Relevant History:

AWDM/0879/13 Replacement UPVC windows and door (11 Southbank Court) **Approved 20.09.13**

AWDM/0782/12 Replacement of existing aluminium double glazed windows and doors with white PVCU double glazed windows and doors with brown sills (18 Southbank Court)
Approved 29.08.12

AWDM/0503/17 Replacement existing aluminium windows and door with white UPVC on 2nd floor to all elevations (21 Southbank Court)
Approved 18.05.17

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 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity

The design of the replacement windows will be like for like and they will be white in colour which is the same colour as the existing fenestration. And will have a Mahogany colour cill as per the other windows in the block.

The material of the frames will be uPVC and there is evidence of other windows and doors within the blocks that have made the change to uPVC

The windows will therefore not be out of keeping or character with the windows in the blocks of flats.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limi

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 19.03.2021

Authorised by: Peter Barnett Date: 19 March 2021