Development Management - Delegated Officer Report

Application Number: AWDM/0553/22 Recommendation – APPROVE

Site: The Haven, Brighton Road, Lancing, BN15 8EU

Proposal: Replacement of single glazed aluminium framed windows in communal areas for white double glazed UPVC units

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The Haven, is a flat roof, 3 storey, purpose built block of flats off of Brighton Road in Lancing. The site abuts a green sward to the south and is positioned close to the Beach.

The Haven comprises 2no. linked blocks, with the block to the west comprising 12no. flats, and the block to the east comprising 15no. flats. These 2no. linked blocks are then subdivided to 4no. blocks, each of these blocks have a forward (north) projecting entrance porch. The centre of the 2no. blocks has an opening for vehicles to pass through in order to access the rear (south) parking and garaging area.

The locality contains a mix of flats and single dwellings.

Proposal:

The application seeks permission to replace the existing single glazed aluminium framed windows in the communal areas for white double glazed UPVC windows. The windows will be of the same size and design, with the only change being the material proposed and the use of double glazing in lieu of the existing single glazing.

Consultation: None

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 2021

Planning Assessment

Principle

The proposal comprises upgrading a residential property 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 locality

Visual & Residential Amenity:

The Haven is a dominant building in the street scene as it is set in its own grounds back from the pavement area, and has a large green sward to the front of it. The buildings in the vicinity, including the neighbouring blocks of flats, are mainly brick faced, with some render, but The Haven is totally white rendered, thereby making it stand out.

There is uniformity within the materials used and the windows and doors used, and this application seeks to change the materials of the windows to white UPVC rather than the existing aluminium. But the replacements will take place to all of the communal blocks on all of the floors, and the window designs will be the same as the existing windows. The only visual difference therefore will be the white UPVC and double glazing.

It is considered that as the whole building with regard to community areas will be changed at the same time, the uniformity of the building will be maintained. Further, the use of double glazing will assist in the sustainability of the building.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved plans
2. Standard time limit

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 15.06.2022

Authorised by: Peter Barnett Date: 15 June 2022