Development Management - Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0710/11

Site: **Flat 6, 38 North Road, Lancing.**

Proposal: **Installation of PVCu replacement windows and door.**

Date of site visit: 30.09.11.

Neighbours checked: Y

Proposal
The application relates to a first floor flat fronting onto North Road, directly within the main Town Centre. The flat is the most northerly of six flats all of which are located at first-floor level, above shops and other commercial premises in this 1950's block.

Access to the flats is via a raised walkway at the rear of the building served by a pedestrian access to the north and steps to the rear.

The application flat has three timber sash windows facing onto North Road serving the main lounge of the flat, with the north elevation being served by a small crittal window to a bedroom, and at the rear the main front door, and three other crittal windows serving the kitchen and bathroom.

Permission is sought for the replacement of all the windows and the door of the flat with uPVC.

Consultations and Representations

Lancing Parish Council: No objection.

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

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies):
AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Visual amenity
The proposed replacement windows fronting onto north road would be of similar design to the existing in terms of the arrangement of the casements themselves, being in an upper and lower half, with multi paned panels in each. The upper window would be top-hung to allow for this window to open outwards, whilst the bottom window would be fixed.

The relevant part of the Development Control Standard states that replacement windows, doors or roofs should be chosen to reflect the character and style of the dwelling and the streetscene. The proposed replacement windows will clearly be different to those existing timber windows, in that the uPVC design has been chosen to be more discrete and slim rather than trying to replicate exactly the wide boxing of the existing sash.

Four other flats in this small block have had replacement windows fitted. Two have tried to replicate the thick box sash, whereas two have installed thinner window frames without the thick side boxing. All of the existing replacement windows on the other flats are casement with top-hung openings.

The surrounding area has a predominantly commercial feel at ground floor level, with there being a number of different styles of shop window and types of material used for shop windows and fascia signage. At first-floor level it would appear that there are other residential flats and offices, many of which do not retain the original windows given the age of the buildings. Towards the railway station on the opposite site of the road (west) are some flint-work buildings which retain in part some of their sash windows, however it is not considered that this is a dominant characteristic for the area, given that it is not a conservation area.

Whilst the proposed uPVC designs to replace the sash windows are different in thickness to the original windows, it is considered that overly large replacements which try to replicate the box sash design in the adjacent flats are too weighty, and tend to detract from the appearance of the building. Those proposed here are thinner and more discrete with less uPVC on display it is considered that they are more in keeping with other windows in the surrounding area, and on balance, less likely to detract from the appearance of the building as a whole.

Residential amenity
It is not considered that the proposed replacement windows would have an impact on the outlook, amount of light or level of privacy of the adjacent flats.

Recommendation

APPROVE for the reason that:

The proposed replacement PVCu windows would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. They would consequently not conflict with the ‘saved’ policies of the Adur District Local Plan (AG1, AH7) and the South East Plan (CC1, CC6, BE1).

Subject to conditions relating to:

1. Standard 3 year time limit.
2. To be carried out in accordance with the following approved plans:-
   1:1250 Site Location and 1:200 Block Plan.
   Date received 20.10.11.

1:20 Proposed Replacement Windows Elevation.
Date received 20.10.11

Is recommendation contrary to letter(s) of representation? No

Case Officer: Carlos Hone Date: 16.11.11

Authorised by: Jo Morin Date: 18.11.11