Expiry Date - 22/07/2010

Development Control – Delegated Officer Report

Application Number: ADC/0190/10 **Recommendation – Permit Application**

Site: **Womens Institute Upper West Lane Lancing West Sussex**

Proposal: **Application for non-material amendment to ADC/0042/09 (to add sun tubes to north roof slope and to change windows to brown UPVC material of proposed 2 cottages)**

The Application

Planning permission was granted in April 2009 to convert the former Women's Institute Hall into 2no. two-bedroom dwellings (ADC/0042/09). This application seeks approval of non-material amendments comprising the addition of sun tubes to the northern roofslope and to change the window frames from timber to UPVC.

Consultations and Representations

Consultations/Comments

None

Third Parties

2 letters received from the occupiers of Poppys and Glebe House objecting to the proposed amendments on the following grounds:

- The sun tubes may result in overlooking and are an unsightly addition
- Change in colour of window frames to brown UPVC would be out of character with other properties in the Conservation Area

Planning Assessment

Visual amenity and character

The proposed sun tubes will result in two small circular glazed openings, 300mm wide, on the northern roofslope to be sited between the two proposed rooflights. They will be approximately 1m down from the ridge and will not be unduly prominent or unsightly features. They will preserve the character and appearance of the conservation area.

The proposed UPVC window frames are to replace the previously proposed stained timber frames. The existing windows are Crittal –type frames and the use of UPVC would not normally be considered acceptable in a Conservation Area. However, the applicant has specified slimline profile frames and has agreed to amend the colour of the frames from brown to white which is more in keeping with other properties in the area. The use of UPVC is therefore considered to be acceptable.

Residential amenity

The proposed amendments will have little impact on residential amenity. The sun tubes allow light to reach the building rather than enable views out of the building. Consequently, no overlooking or loss of privacy will arise.

The change in window frames has no impact on residential amenity.

Recommendation

That the amended plans be approved

Case Officer Peter Barnett Date 24 June 2010