Development Management – Delegated Officer Report

Application Number: AWDM/0304/15 Recommendation – APPROVE

Site: 6 Oaklands Penhill Road, Lancing

Proposal: Retrospective application for replacement UPVC windows (brown external frames)

Date of site visit: 1/06/15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application property is a three storey block of flats with a mansard roof. It was purpose built with an adjacent block to the east. The building currently has all windows replaced in uPVC brown in colour. The original windows would have been wooden stained brown. The block contains 12 flats and the application relates to flat 6 at first floor.

Retrospective permission is sought for the replacement of three windows serving flat 6. Two windows are to the rear and one to the side, the rear windows are a large lounge window and kitchen window, a small casement window is to the side which faces onto the adjacent block. The windows are uPVC with the external frames in brown.

Representations: No third party representations have been received.

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'
National Planning Policy Framework (CLG 2012).

Planning Assessment

Principle

There is no objection in principle to the retrospective installation of uPVC windows within this block of flats. The main issue for consideration is the visual impact with regards to the appearance of the windows, within the street scene and also in relation to the building itself.

Visual amenity

The replacement windows are in keeping in design, materials and finish with the existing building. The other windows within the building are uPVC and brown to match those that are the subject of this application. The methods of opening match the other windows in the building. The replacement windows therefore do not result in any adverse impact on the character and appearance of the existing building or the street scene. The windows are to the rear and side of the building and are not clearly visible within the street scene, only to the car parking area to the rear.

Residential amenity

The existing windows do not result in any adverse impact with regards to the residential amenities of the occupiers of the adjacent dwellings or those in the existing block of flats. The openings remain unchanged from those original windows.

Recommendation

APPROVE

1. Approved plans

Informative

1. Proactive Statement – No Amendments

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

Case Officer: Hannah Barker Date: 16th June 2015

Authorised by: Jo Morin Date: 17.06.2015