Development Management – Delegated Officer Report

Application Number: AWDM/1048/24 Recommendation: APPROVE

Site: 9 Southbank Court, Brighton Road, Lancing, BN15 8LQ

Proposal: Retention of 5 UPVC windows and patio door (Retrospective).

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:

Southbank Court is a 3 storey block of flats positioned on the south side of Brighton Road in Lancing, and backs onto Beach Park caravan park. The ground floor of the flats is garaging and bin storage. The application flat is the top floor of the east block.

The street is characterized by a mix of flats and single dwellings of various designs and sizes, also there are caravans/holiday homes to the south of the site, adjacent to the beach.

Proposal:

The application seeks retrospective permission for the replacement of all the windows in the top flat which comprise:-

- 2no. windows on the east elevation;
- 1no. window and 1no. patio door set on the south elevation;
- 1no. window on the north elevation; and
- 1no. window on the west elevation.
- Total of 6no. windows.

Relevant Planning History: None**.**

Representations: Lancing Parish Council: Support

Consultations: 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 2023

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwellings and their surroundings.

Visual and Residential amenity

There are no permitted development rights for flats, and thereby a planning application is required in order to assess the suitability of the window changes with regard to design and to materials.

The existing windows were Aluminium framed, and the replacement windows are white UPVC. Whilst UPVC is not the norm for these blocks, there are nevertheless other properties within some of the blocks which have UPVC. Further, the ones that have used UPVC do not look out of character with the block and therefore, it is considered that the use of UPVC on the windows to this flat will also not be out of character or appear incongruous to there setting.

Recommendation:

APPROVE subject to the following condition(s)

No conditions as retrospective

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 25.09.2024

Authorised by: Peter Barnett Date: 25 September 2024