Development Control – Delegated Officer Report

Application Number: AWDM/1620/19 Recommendation – APPROVE

Site: East Lodge, Brighton Road, Lancing, BN15 8BQ

Proposal: Replacement of 12no. windows with vent louvres on north elevation.

Date of site visit: 25.10.2019

Neighbours checked: Y

Additional neighbour notifications: Orange Notice for wider publicity

Site, Surroundings and Proposal:

The property is a 3 storey block of flats set back from Brighton Road (A259), and backing onto East Street. The windows on the block of flats are white framed and many appear to be UPVC.

Each of the floors have the individual entrance doors and windows of each of the flats set back from the outside elevation and a walkway running between the outside wall and the entrance doors etc. to the flats. The outside wall appears to have originally been an open walkway, but now has been enclosed by glazing

The application seeks permission to provide louvres at each end of the outside wall of the corridors on the ground, first, and second floors (12no. in total). The material of the louvres will be extruded aluminium alloy with a powder coated finish.

The purpose of the louvres is to assist in the permanent background ventilation of each floor as required by the fire department.

Relevant History: None

Consultations: None

Representations: Lancing Parish Council : No objection

Letter of support from 21 East Lodge

- The replacement is essential to enable smoke dispersion from the communal corridors
- It is cost effective communal solution
- Rejection of this application could have serious implication for the flats

Relevant Planning Policies

Adur Local Plan: Policies 1, 15
National Planning Policy Framework (2019)

National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed louvres subject to the amenities of the existing residential properties and the character of the area in general.

Visual Amenity:

The proposed louvres will be an elegant solution to a fire safety problem, and they will not look ungainly within the elevation. The 12no. louvres will be proportioned well within the elevation by being at the end of each window run over the 3no. floors.

There will be no demonstrable effect on the visual amenities of the block of flats or the locality in general.

Residential Amenity:

The 12no. louvres will not materially affect the existing residential amenities of the flats or the wider area, particularly as largely the run of windows will be maintained, and the fact that the louvres could assist in life saving fire safety.

Recommendation

APPROVE subject to the following conditions

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 12.11.2019

Authorised by: Peter Barnett Date: 18 November 2019