

Development Management – Delegated Officer Report

Application Number: AWDM/1477/25

Recommendation – APPROVE

Site: 7 Penhill Court, Penhill Road, Lancing, BN15 8HE

Proposal: Change of windows and door to flat.

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

The application site is located within a 3 storey block of flats which is positioned on the north-east corner of Penhill Road in Lancing. The block is a 'T' shape.

The flat is on the second floor, and the kitchen and bedroom windows are within the north-west elevation; a further bedroom and a lounge window face the street on the south west elevation; the lounge window and balcony doors, together with the bathroom and w.c. windows are on the north-east elevation.

The street is characterized by mixed residential development comprising semi-detached, terraced properties, some have been converted into flats and there are purpose built flats also.

The site is not a Listed Building or within a Conservation Area.

Proposal

The application proposes to replace all existing uPVC windows and doors with white uPVC comprising:-

- Lounge windows and balcony doors; bathroom window and w.c. window on north-east elevation;
- Lounge window and Bedroom 2 window to south- west elevation;
- Bedroom 1 window and Kitchen window to north-west elevation.

Relevant Planning History: None

Consultations: None

Representations: Lancing Parish Council: Support

Relevant Planning Policies

Adur Local Plan Policies 1, 15
Supplementary Planning Guidance comprising: Development Management
Standard No. 2 'Extensions and Alterations to Dwellings
National Planning Policy Framework 2024

Planning Assessment

There is no objection in principle to the replacement windows within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual & Residential Amenity

The existing windows and doors of the flats within Penhill Court have white PVCu frames, and the change will also be in white PVCu.

The changes that will occur will be:-

Lounge

- No change to small window. The introduction of a side opening casement window;

Bedroom 2

- The introduction of a top hung fanlight on the side casement window;

Kitchen

- The manner of opening for the side casement windows i.e. from top hung to side hung, together with the introduction of a top hung fanlight on the centre section of the window;

W.C.

- A change from top hung window to a window with a top hung fanlight and a fixed lower section;

Bathroom

- A change from top hung window to a window with a top hung fanlight and a fixed lower section;

Bedroom 1

- A change to both opening casements from top hung to side hung, together with the introduction of a top hung opening fanlight in the centre section.

When viewing the windows of the other properties within the block, it can be seen that others have undertaken similar changes as proposed within this application, thereby the visual character of the property will be maintained, and

the existing residential and visual amenities of neighbouring properties will not be compromised.

Recommendation

APPROVE subject to 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: 16.01.2026

Authorised by: Peter Barnett

Date: 16 January 2026