Development Management - Delegated Officer Report – Site Notes

Application: AWDM/0895/16 **Recommendation – Approve**

Site: **2 Marina Court**
407 Brighton Road
Lancing

Proposal: **Retention of replacement uPVC windows and door on ground floor to north and south elevations (retrospective).**

Date of site visit: 23.06.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

Marina Court is a three-storey block six flats (circa 1960s) set back and facing Brighton Road, Lancing. The Brighton Road shopping parade is immediately to the east. It has a full height glazed front entrance to the south elevation and two sets of balconies to the first and second floor flats on the frontage with smoked glass balconies. Flat 2 is on the west side ground floor and a single patio door and window have been replaced to the lounge on the front elevation, along with a toilet and bathroom window on the north (rear) elevation; all standard white uPVC. Most of the other flats in the block have similar windows.

Relevant site history

None

Consultations

Parish: No comments received

Representations

None

Relevant Government Legislation and Guidance

National Planning Policy Framework
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

The replacement door and windows do not appear out of place on the block as the other flats all appear to already have replacements. Therefore the any effects on visual amenity and the character of the block are very limited.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**

Case Officer: Sarah Crease Date: 29th July 2016

Authorised by: Gary Peck Date: 29 July 2016