Development Management - Delegated Officer Report

Application Number: AWDM/1648/21 Recommendation – APPROVE

Site: 18 The Haven, Brighton Road, Lancing, BN15 8EU

Proposal: Replacement of existing patio doors with bifold doors at first floor level south elevation

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 Haven is a 3 storey, linked block of flats located on the south side of Brighton Road, Lancing and is white rendered. Many of the flats have a balcony, and the windows are all white framed.

The patio doors are off a balcony area on the south side of the building, and thereby are set back from the elevation of the flats and they are being replaced by the proposal.

The windows and doors on the block are very uniform in size, and colour with one another.

Proposal:

The proposal seeks permission to change the existing PVCu patio doors fronting onto a balcony, to 2no. white framed, aluminium, fully glazed bifolding doors

Consultations: None

Representations: Lancing Parish Council: No comment

Relevant History: 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 2021

Planning Assessment

Principle

The proposal comprises upgrading 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 surrounding area.

Visual & Residential Amenity:

The block of flats is quite uniform in style and colour and the type of fenestration. The proposed change to 2no. bifolding doors will still maintain the uniformity of the block, whilst at the same time modernising the opening mechanism.

The change in materials will also not be out of keeping with the existing building.

The proposal thereby is appropriate and will be in character with the building and the area. Further, it is not considered that the change would materially impact onto the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment
2. Number of doors

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

Case Officer: Eve Hearsey Date: 11.11.2021

Authorised by: Peter Barnett Date: 11 November 2021