Development Control – Delegated Officer Report

Application Number: ADC/0431/10 Recommendation – APPROVE

Site: 5 Oaklands, Penhill Road, Lancing BN15 8HB

Proposal: Replace 3 dark wood-framed windows with UPVC mahogany-coloured framed windows

The Application

The flat concerned is situated on the rear north-west corner of the block at first-floor level. It is proposed to replace 3 existing windows with UPVC windows of the same overall size and design but with a thicker profile for the opening lights .

Consultations and Representations

Lancing Parish Council: No comments received.

Third Parties: No comments received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2005 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising: Development Control Standard No. 3 'Extensions and Alterations to Dwellings.'
PPS1 'Delivering Sustainable Development'

Planning Assessment

Policy AH7 of the Local Plan, relating specifically to extensions and alterations to dwellings, states that they should be designed so as to be sympathetic to the original dwelling in design and materials.

The proposed replacement windows are of the same size and subdivision pattern as the existing windows. Whilst the profile of opening lights will be thicker and the colour not so dark as existing, it is not considered that there is justification for amendment on grounds of any significant visual harm.

Recommendation

APPROVE for the reason: 1PPi

Subject to:-

1. C1Ci

Case Officer: Keith Morgan Date: 10 December 2010