expires 30.06.09

Development Control – Delegated Officer Report

Application Number: ADC/0180/09 Recommendation - Permit

Site: 5 Ryecroft Court Penhill Road Lancing West Sussex

Proposal: Replacement UPVC windows

The Application

The application relates to a flat within a small block of 8 apartments located on the south side of the road, within the built up area of South Lancing. The block is matched in design (albeit handed) with Pendene court to the west.

The proposal is to replace the two existing dark stained timber bay windows of flat 5, with rosewood coloured wood grain effect uPVC windows in a like-for-like frame design.

Other flats within both of the blocks have had replacement uPVC windows in wood grain effect fitted, yet none have formally gained planning consent for the work.

Consultations and Representations

Lancing Parish Council: No objection.

Third Parties: No third party comments.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Policy AH7 of the Local Plan states that extensions and alterations should be of sympathetic design and materials to the original dwelling and the area in general. Development Control Standard No.3 states that replacement windows should be chosen to reflect the character and style of the dwelling and streetscene.

Visual amenity
The application flat is located within the Ryecroft Court block, with the two bay windows subject of the application being at the rear of the building on first floor level. To the west of the site is Pendene Court a similar three storey block of flats.

The two block of flats (Ryecroft Court and Pendene Court) have had a number of the individual windows changed from timber to uPVC, all of which have been designed to be like-for-like in terms of the frame design and method of opening. The replacement dark brown wood grain effect in all of these instances appears sympathetic to the original colour of the timber windows.

The proposed replacement windows are located where they can only be seen from the site parking area and some residential gardens to the south and east. The design and colour (rosewood) of the frames would replicate the opening style and the colour of the existing windows and it is not considered that they would look unsympathetic or appear unduly out of character for the style of the dwelling.

Recommendation

APPROVE for reason that :-

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Case Officer: [redacted] PB 22/6
Date: 18-06-09