Development Control – Delegated Officer Report

Application Number: AWDM/0893/20 **Recommendation APPROVE**

Site: **70 South Street, Lancing, BN158AJ**

Proposal: **Replacement windows to white UPVC to east (first floor) and south (ground and first floor) elevations**

Date of site visit: Assessment has been assisted using the Applicants plan and photos; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a brick faced two storey pitched roof commercial building with a two storey rear flat roof extension. The site is within the older part of Lancing and is within walking distance of the shops; the railway station and the beach.

The building sits forward of its neighbouring building and directly abuts the pavement.

The site is not within a Conservation Area and the property is not a Listed Building

Proposal

The application seeks permission to replace existing timber sliding sash windows with PVCu casement windows on first floor east elevation (4no. windows (3no. double width and 1no. single width)); and ground plus first floor on south elevation (3no. windows(1no. double width and 1no. single width on the first floor; and 1no. personalised on the ground floor)).

Relevant Planning History: None

Representations: None received

Relevant Planning Policies

Adur Local Plan policies: 1, 15
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to replace the existing timber windows with PVCu

The key concerns would be the effect on the character of the area

Visual Amenity

The building is an attractive building, but it is not listed, nor is it within a conservation area, therefore the use of PVCu on the building will be acceptable.

The replacements will reflect the 'look' of the existing windows. The existing windows are vertically sliding windows and the replacement will be casements. The existing mullions are quite wide for the window, and this will be much reduced in the replacement owing to the fact that the windows will be casement opening and thereby overlapping onto the mullion.

It is thereby considered that the character of the windows will not be lost by the replacements.

Recommendation

APPROVE subject to the following condition(s)

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: 10.09.2020

Authorised by: Peter Barnett Date: 10 September 2020