expires 16/2

Development Control – Delegated Officer Report

Application Number: ADC/0594/08 **Recommendation - Application Permitted**

Site: **11 Cherry Tree Lodge Boundstone Lane Lancing West Sussex**

Proposal: **UPVC replacement windows (first floor on north, east and west sides)**

The Application

The site comprises 3 blocks of flats on the eastern side of Boundstone Lane at the roundabout junction with Cokeham Road. This particular application relates to a first floor flat on the northernmost block which has windows on the north, east and west elevations. These windows presently have timber frames which are in a poor state of repair and it is proposed to replace them all with UPVC frames. Permission is required as the site is a flat which does not have any permitted development rights.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

1 letter received from the occupier of 63 Boundstone Lane commenting that all the flats need UPVC frames as the endless and costly repainting is crazy, as is the need for permission in a non-Conservation Area like this

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993 – 2006 (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 (ODPM 2005)

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan refers specifically to extensions and alterations to houses and bungalows rather than flats but it does give a useful indication as to the main considerations in the absence of any other policy guidance. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The ground floor of this block already has UPVC windows as do several of the flats in the other blocks. The existing windows look untidy and are need of repair. Their replacement with UPVC frames is not considered to detract from the appearance of the building or the wider area and the application can be supported.

Recommendation

APPROVE for reason that :-

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Subject to

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Case Officer.....

Date.22/1/09

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