Development Control – Delegated Officer Report

Application Number: AWDM/0928/13 Recommendation – Approve

Site: 10 Wheelrights Lodge, West Street, Sompting, Lancing

Proposal: Replacement windows

Date of site visit: 3rd September 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a three storey purpose built block of flats located on the corner of West Street and Western Road north. The windows are currently timber painted/stained brown and many of the windows require maintenance. Permission is sought to replace windows at flat 10 Wheelrights Lodge. This is a top floor flat on the rear and side of the building (north and west elevation.) A bedroom and lounge window are proposed to be replaced on the western elevation and a second lounge window on the northern elevation. The windows are to be uPVC double glazed windows of the same design and style as the existing windows.

Representations: 1 letter received from leaseholder of Wheelrights Lodge. No objection to the application however query whether someone who is a leaseholder can make such an application. Should the landlord make the application for the whole building with one planning application to cover all flats in the block the windows would be of uniform style.

Sompting Parish Council: - Support application.

Relevant Planning Policies
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' National Planning Policy Framework (CLG 2012)

Planning Assessment

Principle

The proposal comprises upgrading of 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 dwelling and its surroundings.

Visual amenity

The building is positioned on a corner plot and therefore is clearly visible within the street scene. The windows to be replaced are however not on the principle, front elevation yet they will be visible when approaching the building from the rear and side. The application gives details of the proposed uPVC windows to be installed. They are of the same design and appearance as those existing with matching openers and glazing bars. The applicant has confirmed that external glazing bars are proposed on the outside of the windows with a profile of 20mm. The windows will be brown to match existing in Woodgrain.

Residential amenity

The replacement windows will not result in any adverse impact to adjacent neighbouring properties within the existing building or the surrounding area.

Other Matters

A letter has been received from a leaseholder of a flat within the block. They have queried whether the applicant can submit such an application without permission from the freeholder of the flats and whether all windows should be replaced together for consistency. The planning application has been submitted for consideration on its planning merits. If the applicant requires permission from the freeholder (s) then it is their responsibility to obtain the required landlord consent prior to carrying out the works. This does not affect the planning permission. Any future applications for replacement windows in this block will also be considered on their own merits and in the light of any existing permissions or works that have been carried out at the time of determination. An informative is set out below to advise the applicant of possible alternative consents that may be required.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Approved plans – photos, location plan, details of proposed windows - received 15th August 2013
3. The horizontal glazing bars as shown on the proposed window plans shall be external and shall have a dimension of 20mm.

Informatives: -

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
2. The applicant is advised that the consent of the freeholder(s) is required prior to installation of the replacement windows hereby permitted.

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

Case Officer: Hannah Barker Date: 18th September 2013

Authorised by: Jo Morin Date: 20 Sept 2013