Development Management - Delegated Officer Report

Application Number: AWDM/0209/24 Recommendation – APPROVE

Site: 4 Westminster Court, South Street, Lancing, BN15 8AJ

Proposal: Retrospective application for replacement of bathroom window from original wood to UPVC, using the same wood effect exterior colour to match with the rest of the development.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Westminster Court, is positioned on the west side of South Street, Lancing and is a two storey block of flats. Its design has 2no. separate pitched roofs with a roof link between. The flats view as a single dwelling house. Although in a mixed commercial and residential area, the block lies within the residential stretch of South Street. An access to the north side of the block leads to the rear parking area for the flats.

Proposal:

Permission is sought to replace an existing first floor bathroom window on the side, north elevation of the building, from brown stained timber frame, to matching brown wood effect UPVC.

Relevant History: None

Representations: None received

Consultations: Lancing Parish Council: Support

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2023

Planning Assessment

Principle:

There is no objection in principle to the proposal which is a residential use. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Visual & Residential Amenity:

It should be noted that the change in window has already been undertaken.

The first floor window is to the side (north) elevation of the block of flats, and thereby not readily viewed from the street. Although the material of the window has been changed from stained timber to UPVC, the colour has remained the same, namely brown. Also the size of the window will remain the same. The new window is not considered to be out of keeping with the character of the block.

It is considered that the changed window is minor in nature, and will not materially impact on the visual character of the block or the existing residential amenities of the neighbouring flats.

Recommendation APPROVE subject to the following condition(s)

1. Approved plans

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 09.04.2024

Authorised by: Peter Barnett Date: 9 April 2024