Expires 1/4/08.

# Development Control – Delegated Officer Report

**Application Number: ADC/0078/08** **Recommendation – Permit Application**

**Site:** **6 Dorset Lodge First Avenue Lancing West Sussex**

**Proposal:** **Replacement UPVC front and rear windows**

## The Application

The application site is a first floor flat within Dorset Lodge, located on the eastern side of First Avenue, Lancing.
This application seeks permission to replace a wooden front lounge window with a new UPVC window and retrospective permission for a newly installed rear UPVC kitchen window.

## Consultations and Representations

### Third Parties

No representations have been received.

### Contributors

No representations have been received.

## Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7

## 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 states that extensions and alterations should be of sympathetic design and materials to the original dwelling and the area in general.

***Visual Amenity***
It is noted from the site visit that there are other UPVC windows within the block on both the front and rear elevations. The proposed and retrospective windows are identical to the existing in terms of layout, openings, size and colour. Although the UPVC requires the frames to be marginally wider than their wooden counterparts, this difference is negligible and is not a feature that is noticeable from the street. This proposal thus does not conflict with local plan policy AH7.

## Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci

Case Officer:.....

Date:...6/3/08.

PS 7/3/08