expiry
01.04.08

Development Control – Delegated Officer Report

Application Number: ADC/0079/08 **Recommendation - Application Permitted**

Site: **5 Hazelwood Lodge Penhill Road Lancing West Sussex**

Proposal: **Removal of condition 3 of ADC/0698/07 (to allow north window to be clear-glazed and openable)**

The Application

The application relates to a planning permission for replacement windows on a first floor flat on the SE side of Hazel wood Lodge (ADC/698/07).

The application seeks to amend an obscure glazing condition placed on the north facing window.

Consultations and Representations

Third Parties: There have been no third party objections to the proposals.

Lancing Parish Council: Yet to comment.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

Policies
Structure Plan policies seek to protect and, where possible enhance the character and distinctiveness of areas, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan, in relation to alterations to dwellings, states that they should be designed so as not to result in an unacceptable loss of privacy.

Residential amenity
The proposed replacement window would serve the north side of a lounge which also has a south facing window. The window being replaced is currently

smaller and fixed shut with obscure glazing, as are the windows which face out onto the small entrance area.

The window itself would have an outlook to the north which would be partially obscured by a single-storey mono-pitch roof element of the building. There would be oblique views towards a neighbouring window, but there would be no loss of privacy due to the obscurity of this window. There has been no objection made by the occupier of the neighbouring flat to either of the planning applications.

Recommendation

APPROVE for reason that :-
1PPi

1. C1Ci

PB 29/2/08

Case Officer: CH
Date: 28/2/08