Development Management - Delegated Officer Report

Application Number: AWDM/0319/21 Recommendation – APPROVE

Site: Culver Court, Culver Road, Lancing

Proposal: Replacement timber windows, doors and fascias with UPVC windows and fascias and aluminium doors, plus new UPVC rainwater goods.

Date of site visit: no visit use of Google Maps and photos

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a purpose built two storey flat development comprising of a single building. It is within the centre of Lancing accessed via Culver Road set back from the main highway with a parking area to the front. There is a garden area to the rear of the site. The building is clearly visible from surrounding properties. It is not a prominent building within the street scene due to its set back however it is visible from the highway to the front and rear. The windows are currently brown stained timber and the doors are painted blue timber.

Consent is sought to replace the existing windows with uPVC rosewood grain finish. The openings differ from existing with top openers proposed. The glazing frames will be thicker than the existing timber windows. The replacement aluminium doors will match in design those existing and will be coloured blue to match existing. The timber fascias and soffits will be replaced with brown uPVC and the black rain water goods will remain black.

Representations

None received

Lancing Parish Council: - No objection

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (February 2019)
WSCC Guidance on Parking at New Developments (Sept 2020).

Planning Assessment

Principle

The proposal comprises upgrading 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 changes to the building involve upgrading existing materials and overall improvements to the existing building. The proposed fascias, soffits and windows will change from timber to uPVC and this will result in a visual change with thicker framed windows and changes to the opening methods. The changes to the doors will also differ in appearance however not to a degree to result in any harmful visual impact. The works proposed are considered acceptable in terms of visual impact upon the character and appearance of the existing building and street scene. The building is not listed or within the Conservation Area.

Residential amenity

The changes will not result in any adverse impact upon the residential amenities of the occupiers of the adjacent properties. The occupiers of neighbouring properties will see the proposed changes to materials and window designs yet no adverse impact will occur. For those occupying the building the upgrading of the materials will enhance the current living accommodation.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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.

Case Officer: Hannah Barker Date: 9th April 2021

Authorised by: Peter Barnett Date: 9 April 2021