Expiry Date - 17/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0206/10 **Recommendation – Permit Application**

Site: **11 Oaklands Penhill Road Lancing West Sussex**

Proposal: **Replace existing wooden windows to lounge and bedroom with UPVC Rosewood framed double glazed units and replace kitchen rooflight sealed unit with new double glazed unit**

The Application

The application relates to a second floor flat in a larger block known as Oaklands on the north side of Penhill Road. The flat occupies the south east (front/side) corner of the building which is the middle of three similar buildings which adjoin each other in this location. It is proposed to replace the existing wooden windows with glazed UPVC windows and to install a UPVC Velux sealed unit rooflight to replace an existing opening unit.

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objection

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and

materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The existing timber windows have brown frames which it is proposed to replace with rosewood UPVC frames to match in colour as closely as possible. There are other examples of UPVC windows within this building and it is not considered that the proposal will have a detriemental visual impact on the character of the building.

Residential amenity

There will no impact on residential amenity arising from the replacement of existing windows.

Recommendation

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. This permission relates to the following approved plans date stamped received 22 June 2010:
   1:1250 scale Location Plan, Proposed Floor Plan, Lounge and Bedroom Window Drawing
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 20 July 2010