Expiry Date – 10/12

Development Control – Delegated Officer Report

Application Number: AWDM/1547/19 Recommendation – Grant

Site: 21 Crabtree Lodge, Crabtree Lane, Lancing

Proposal: Replacement white uPVC windows to ground floor flat.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 28.11.19

Site and Surroundings

This application relates to a ground floor flat in a two storey purpose built block on the north side of Crabtree Lane. The block has white uPVC windows.

The site is not in a conservation area.

Proposal

Permission is sought to replace white uPVC windows with white uPVC windows.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15 including 'Development Management Standard No. 2 Extensions and Alterations to Dwellings'.

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area.

The proposed windows have the same openings as the existing. The existing and proposed are white uPVC.

The proposal is acceptable.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years.

Informative

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.

Is recommendation contrary to any representations? No.

Case Officer signed:	MOK	Date: 29.11.19
Authorised and signed by:	Peter Barnett	Date: 29 November 2019