Development Control – Delegated Officer Report

Application Number: AWDM/1274/21 Recommendation – APPROVE

Site: 12 & 13 Applesham Court, South Street, Lancing, BN15 8AU

Proposal: Replacement windows to PVCu, Rosewood on the exterior and white to the interior, at flats 12 and 13, to east and north elevations on the 1st floor

Date of site visit: 27.02.2020 (regarding other flats)

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a 3 storey purpose built block of 18no. flats, with a hipped roof, and buff coloured facing bricks with red brick quoins and soldier coursing dividing the storeys. The windows within the block are all dark wood framed and many have been replaced with PVCu Rosewood colour windows.

The site is located within the Lancing town centre. There is a mixture of property types and uses within the vicinity, with commercial uses comprising mainly retail, and there is also a high proportion of residential properties.

Flats no. 12 and 13 are located on the first floor, and the windows affected relate to 4no. on the front elevation and 1no. window on the side elevation.

Proposal:

The proposal seeks permission to replace 5no. windows (4no. on the front (east) elevation and 1no. window on the side (north) elevation relating to flat no.'s 12 and 13.

The replacements will be with PVCu (Rosewood) windows of the same design as the existing windows.

Planning History:

No. 1 **AWDM/0585/13** Installation of replacement PVCu windows **Approved 08.07.2013**

No. 2 **AWDM/0651/16** Replacement of two timber casement windows with brown PVCu casement windows at first floor level in south and west elevations. **Approved 14.06.2016**

No.4 **AWDM/0666/19** Replacement of 2no. timber windows at first floor level east elevation with brown PVCu windows. **Approved 05.06.2019**

No.5 **AWDM/0652/16** Replacement of one timber casement window with brown PVCu casement window at first floor level to rear (west) elevation. **Approved 14.06.2016**

No.6 **AWDM/0153/20** Replacement of existing timber windows at 2nd floor south and west elevations with rosewood uPVC. **Approved 02.03.2020**

No.7 **AWDM/1778/18** Replace timber windows with rosewood PVCu double glazed windows at 2nd floor east and south elevations. **Approved 14.01.2019**

No.10 **AWDM/1288/18** Remove units and replace with PVCu rosewood double glazed units at ground floor level north and east elevations. **Approved 18.10.2018**

Consultations: None

Representations:
Lancing Parish Council: No comment

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
DM Standard No.2 SPG - Extensions and alterations to dwellings
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

Principle

There is no objection to the proposed removal of the timber windows and replacement with PVCu windows in Rosewood within the block of flats.

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the building and its surroundings.

Visual Amenity

The existing block of flats has fairly uniform windows within it with regard to the colour and design. The 5no. windows in question will be on the first floor to the front and the side of the building.

The replacement windows will duplicate design and the colour of the existing windows within the block, but will change the material from timber to PVCu. This change is in accordance with many other flats within the block who have undertaken a change to PVCu

Residential Amenity

The change of materials will not affect the residential amenities of neighbouring residential properties.

Recommendation

APPROVE: subject to the following conditions.

1. Approved plans
2. Standard time limit
3. Window colour

Informative
1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 31.08.2021

Authorised by: Gary Peck Date: 31 August 2021