

Expiry: 9/7

Development Management - Delegated Officer Report

Application Number: AWD/0570/26

Recommendation – Approve

Site: 3 Elm Grove House, Elm Grove, Lancing

Proposal: Replacement UPVC windows and door.

Date of site visit: 10/6

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

Elm Grove house is a two storey block of flats on the south side of Elm Grove close to the junction with Chester Avenue. It is a 1970's block on land rising up from the road with a subordinate back addition and garaging to the rear.

The site is not in a conservation area and is not a listed building. There are no TPO's on the site and no known flood risk.

No. 3 is to the rear in the southwest corner. Permission is sought to replace 3 windows and a door. Plans have been revised to show the replacement windows designed to match the existing windows.

Relevant Planning History

L/324/77 - Alterations to form Door. Granted

Consultations

Lancing Parish Council: supports the proposal.

Representations

None received.

Relevant Planning Policies

Adur Local Plan 2017 Policies 1, 2 and 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (December 2024)

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Planning Assessment

Principle

The proposal involves 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 flat is at the rear of the block. The revised windows match in design and colour the existing windows.

A rear door with side light is to be replaced as a wider fully glazed door. This is the only door in the block other than the communal door on the frontage. Its replacement in a different design on this rear elevation will not be harmful to visual amenity.

Residential amenity

These new windows and door will have no impact on neighbours.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Case Officer:

MOK

Date: 23/6

Authorised by:

Peter Barnett

Date: 23 June 2026