Development Management - Delegated Officer Report

Application Number: AWDM/0714/23 Recommendation – APPROVE

Site: 15 Southbank Court, Brighton Road, Lancing, BN15 8LQ

Proposal: Replace all windows and sliding door from aluminium and hardwood to white UPVC

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Southbank Court comprises several blocks of flats. Each 'block' is a pitched roof, 3 storey section, with garages and store on the ground floor, and living on the upper floors. There are 5no. sets all of similar design with each block alternating from hipped roof to gable roof building sets. No. 15 is within a gable roofed building set.

A caravan park is to the rear of Southbank Court, and behind the park is the beach.

The surrounding area is predominantly residential and comprises generally two storey dwellings, and there are also some 1 ½ storey dwellings and bungalows.

Proposal:

Permission is sought to replace all of the windows (6no. in total), from hardwood outer frames, and aluminium window frames, to white UPVC.

The windows are to the front, rear and sides of the building.

Relevant History: None

Representations: Lancing Parish Council: It was resolved to support this application.

Consultations: None received

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

There is no objection in principle to the proposal which is a residential use within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Visual & Residential Amenity:

All the windows will be changing, and will be to the front, side and rear elevation and also in the gap between the adjoining link building, and therefore, other than the front window, they will not be readily viewed from the street scene. The style of windows will be of similar appearance, but where changes have occurred it will generally be to the openings.

- W1 to the rear, will have a vertical centre bar meaning that there will be a side opening casement for half the width of the window whereas the existing is one window having a top opening.

- W2 to the rear, is the full glazed patio doors which has one sliding opener and the replacement will have both doors sliding open.

- W3 & W4 to the side above the garages, will look the same, and have the same opener, but it will be very slightly narrower by 7mm & longer by 5mm.

- W5 to the front, will be the same size and look the same, it will also have the same opener.

- W6 to the gap between the buildings, it will be the same size and have the same opener.

The windows though will have a thicker framework, but this will not be so great as to be out of character to the remaining windows in the blocks. Further, others within the sets have changed to UPVC, and those that have changed do not now have the dark brown hardwood surround. Thereby the changes that will be occurring as part of this application will not be out of keeping.

It is considered that all the changes to the windows are minor in nature, and will not materially impact on the visual character of the block or the existing residential amenities of the neighbouring flats.

Recommendation APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 30.06.2023

Authorised by: Peter Barnett Date: 30 June 2023