expires
14.01.08

Development Control – Delegated Officer Report

Application Number: ADC/0698/07 Recommendation - Permit

Site: 5 Hazelwood Lodge Penhill Road Lancing West Sussex

Proposal: Replacement windows (flat 5)

The Application

The application relates to a first floor flat which is part of a block located on the north side of Penhill Road, within the built up area of Lancing. The flat itself is within the south-east corner of the east side block, Hazelwood Lodge, with windows on the south and north side of the building.

Some of the flats which front the road within the block to the east, (Oaklands) have had replacement double-glazed windows fitted. Notably No's 6 & 8 Oaklands under planning permissions ADC/203/07 and L/30/05 respectively.

To the east a new block of flats has recently been erected under planning permission, L/43/05, which also has upvc window frames although these are white.

Consultations and Representations

Third Parties: There have been no third party objections to the proposals.

Lancing Parish Council: No objection.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-16 (WSCC 2005): LOC1, DEV1, DEV4-5.
Adopted Adur District Local Plan 1993-2006 (ADC 1996): AG1, AH7, and Appendix II ' Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings'.

Planning Assessment

The planning considerations are whether the proposed windows will be in keeping with the existing ones in the flats.

Most of the windows on the block are brown wooden frames, with others having being replaced under previous permissions.

The plans submitted show three proposed replacement windows, two to the front of the building and one to the rear of the front east side 'wing'. The main window to the front of the building has a mullion design which is shown to match exactly those of the adjacent flat. At the time of the site inspection it was noted that the horizontal bar was higher than as shown in the plans, but notwithstanding these details the two front replacement windows are considered acceptable.

The intention of the applicant is to increase the size of the north facing window to a square 1.2m wide by 1.2m high. The existing window is 1.2m wide by 0.4m high and is at high level. Due to the increase in height of this window there would be views towards the flank wall of the rear of the building, and due to the proximity of it to other windows it is felt an obscure glazing condition would be required to prevent any loss of privacy.

The proposed enlarged rear window would be on the north face of the east side projecting 'wing'. A east side single storey projection with sloping roof, behind this wing, would obscure the window from view from the rear car park and surrounding areas and it is therefore considered the alteration would not have an adverse effect visually on the building.

Recommendation

APPROVE for reason that :-
1PPi

1. C1Ci
2. C12F - amended
   Notwithstanding the details shown on the approved plans, the replacement UPVC windows on the southern elevation shall match the existing windows in size, design and colour, and the window on the northern elevation shall match in design and colour.
   Reason: *In the interests of visual amenity and to comply with policy AH7 of the ADLP and DEV1 of the WSSP.*
3. C18C3 – (north)

PB 14/1/08

Case Officer:
Date: 14.01.08.