Development Control – Delegated Officer Report

Application Number: AWDM/1288/18 Recommendation – APPROVE

Site: 10 Applesham Court, South Street, Lancing, BN15 8AU

Proposal: Remove timber units and replace with UPVC Rosewood double glazed units at ground level north and east elevations.

Date of site visit: 20.09.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is situated on the west side of South Street, and is approx. 200m from the A259 to the south. Applesham Court is a 3 storey block of flats, with buff coloured bricks and tan coloured quoins. All the windows within the block of flats are dark brown. No. 10 is a ground floor flat on the north outer corner, next to Gardner & Scardifield timber supplies, a single storey building.

The proposal seeks permission to change 3no. windows of the flat from timber to UPVC windows coloured Rosewood. 2no. of the windows are facing the front onto South Street, and the third window is facing to the side onto the Gardner & Scardifield building. The side facing window is not readily viewed from the street, given the narrow gap between it and the Gardner & Scardifield building to the north.

Relevant Planning History: None

Representations: Lancing Parish Council : No objection

Relevant Planning Policies
Adur Local Plan 2017: Policies 15
Development Management Standard no. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The proposed new windows will be of the same Georgian style and colour as the existing windows, the difference being the material i.e. changing from timber to

UPVC. Others have undertaken changes to UPVC windows within the block, namely Flat 1 (AWDM/0585/13); Flat 2 (AWDM/0651/16); and Flat 5 (AWDM/0652/16).

It is not considered that the change of materials will result in a loss of character in the building, but it is important that the colour of the windows remains the same as the existing colour used, that is dark brown. The Agents letter dated 18.10.2018 confirms they will be a match.

Residential Amenity

It is not considered that the change to the windows will result in any material loss of residential amenities to the remaining flats.

Recommendation

APPROVE subject to Conditions:-

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: 18.10.2018

Authorised by: Peter Barnett Date: 18 October 2018