Development Management - Delegated Officer Report

Application Number: AWDM/1268/15 **Recommendation – Approve**

Site: **3 Ryecroft Court Penhill Road**

Proposal: **Installation of replacement timber windows to Rosewood UPVC**

Date of site visit: 11.09.15

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application proposal is for replacement windows to one of the front ground floor flats of a modern purpose-built flat block. It would be of Rosewood colour to match the rest of the fenestration in the flat block.

This is situated in a street in a predominately residential neighbourhood of Lancing.

Relevant site history
None

Consultations
Lancing Parish Council: No objections

Representations
None

Relevant Planning Policies

National Planning Policy Framework
Adur District Local Plan saved policies: AG1, AH7

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle.

Visual amenity

Although the frame proportions between new and existing would differ somewhat, the replacement windows would replicate the method of opening and would be sufficiently similar in proportion so as to avoid visual harm arising. The frame colour would match.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved Plans

Informative:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Matthew Porter Date: 26-10-2015

Authorised by: Peter Barnett Date: 27 October 2015