Development Management - Delegated Officer Report – Site Notes

Application: AWDM/1379/16 **Recommendation – Approve**

Site: **6 Freshbrook Court**
Freshbrook Road
Lancing

Proposal: **Replace two existing white uPVC windows with one white uPVC window and new white uPVC door and window to ground floor on east elevation.**

Date of site visit: 05.10.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

Freshbrook Court is a block of 31 flats behind Station Parade accessed from Freshbrook Road. Flat 6 is on the ground floor on the south elevation. It is proposed to replace two existing white uPVC windows with a window and a new door and window in white uPVC in a similar style to the rest of the block. Several of the other surrounding flats have already had replacements in a similar style to the windows.

Relevant site history

None

Consultations

Parish: No objection

Representations

Third Party Objection: Freshbrook Court has mostly elderly retired occupants. All of the existing entrance doors are alarmed and secured and the proposed door would not be. Flat 6 is at the rear and faces the rear of the derelict Luxor building and the area is frequented by vandals and this door will compromise the security of the building.

Relevant Government Legislation and Guidance

National Planning Policy Framework (CLG 2012)
Saved Adur Local Plan Policies: AG1, AH7

Planning Assessment

Most of the windows in the block are still as original but not in good condition. The proposed replacements are not visible from the street but are considered

to be acceptable as they would be in keeping with the building. They would not therefore affect the character of the building or visual amenity adversely.

The comments about the security of the building are not strictly a planning matter but the agent has confirmed that the proposed door will have a secure lock and it does not need an alarm pointing out that Flat 4 has the same door.

Recommendation

APPROVE:

Conditions:

1. **Drawings**
2. **Standard time limit**

Case Officer: Sarah Crease Date: 27th October 2016

Authorised by: Gary Peck Date: 31 October 2016