Development Management - Delegated Officer Report

Application Number: AWDM/0208/18 Recommendation – APPROVE

Site: Ariel Court Brighton Road, Lancing

Proposal: Replacement UPVC front windows above main entrance door on south elevation 1st and 2nd floors.

Date of site visit: 12th March 2018

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site is a purpose built, three storey building with flat accommodation. The building is characterised by brick built and glazed front, south facing balconies and its uniform appearance. Centrally positioned is the main entrance to the building at ground floor with communal access to the stairs. Above the entrance are square uniform windows providing light to the staircase and landing area. This glazing is currently timber stained brown. Consent is sought to replace this glazing with UPVC glazing however it is proposed that the frames will be white.

Representations

None received

Relevant Planning Policies

Adur Local Plan 2017 Policy 15
Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (March 2012)

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the building and its surroundings.

Visual amenity

The proposed change to white UPVC will be clearly visible within the street scene and surrounding area. Although the frames are currently brown it is not considered that the change to white will be detrimental in this case. The white will match the

existing windows within the rest of the building. The unique square frame design and recess of the central entrance will remain therefore retaining the character of the building. The frames will be marginally wider but it is not considered that there would be any justification to resist such a change in this case. The building is not listed and is not within a Conservation Area.

Residential amenity

The window positions and sizes will remain the same; there will be no adverse impact with regards to outlook, light or privacy.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

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

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.

Case Officer: Hannah Barker Date: 13th March 2018

Authorised by: Peter Barnett Date: 13 March 2018