Development Control – Delegated Officer Report

Application Number: AWDM/0762/18 Recommendation – APPROVE

Site: Flat 9, Hazelwood Lodge, 85 Penhill Road, Lancing, BN15 8HB

Proposal: Replacement rooflight to roof on front (south) elevation.

Date of site visit: 14.06.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The site is located on the north side of Penhill Road within Lancing, and is a 3 storey block of flats, the top floor being within the Mansard roof. It lies amongst a complex of 2no. blocks of flats all of the same or similar design and coloured brickwork. There are a further 2no. blocks of flats nearby, 1no. either side of Hazelwood Lodge, which share attributes of the design, but are not otherwise alike.

The proposal seeks permission to replace a brown timber rooflight within the front roofslope with a brown timber rooflight. The size of the rooflight is shown as 690mm wide x 880mm high

Relevant Planning History:

ADC/0297/10 Replacement of 2 timber framed windows with UPVC windows (Mahogany Colour External Frames). Approved 25.10.2010

Consultations: None

Representations: Lancing Parish Council : No objection

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
SPD Development Management Standard no. 2 “Extensions and Alterations to Dwellings”
National Planning Policy Framework 2018
National Planning Practice Guidance

Planning Assessment

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

Visual Amenity

The 2no. blocks of flats which form Hazelwood Lodge share the same design attributes of which the windows form a key part of. There is a neighbouring flat within the roofspace which also has a rooflight as per flat no. 9. The replacement rooflight will look the same as its neighbours and therefore will not look out of place on this front elevation.

Residential Amenity

It is not considered that there will be any unacceptable harm onto the residential amenities of the neighbouring properties or indeed the street, due to the fact that the windows will look the same.

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: 26.07.2018

Authorised by: Peter Barnett Date: 26 July 2018