Expires 7/2/08.

Development Control – Delegated Officer Report

Application Number: ADC/0764/07 **Recommendation – Permit Application**

Site: **4 Oaklands Penhill Road Lancing West Sussex**

Proposal: **Replacement brown UPVC windows**

The Application

The application site is a ground floor flat at Oaklands on the north side of Penhill Road, Lancing.
The proposal seeks permission to replace the existing wooden framed windows with UPVC windows. The main front two windows will be of identical make-up as current, however the window on the western elevation will have two top fan lights as opposed to a side opening.

Consultations and Representations

Third Parties

Lancing Parish Council raise No Objection.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005): DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved until adoption of the new Adur Development Plan): AG1, AH7

Planning Assessment

Policies

Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design, layout and construction (DEV1). Policy AH7 of the Local Plan states that alterations should be should be of sympathetic design and materials to the original dwelling and the area in general.

Visual Amenity

The proposed windows will not be out of character with others on the building as other flats have installed replacement UPVC windows of their own. All three of the new windows retain central bar features consistent with the other windows on the building.

The side window is of a different design as a security measure. The applicant considers a side opening window to this rear section of the flat to be a security concern, especially as it is often open for ventilation purposes, and proposes top opening windows instead. It is noted that this is the only window that serves the rear half of the flat so its use for ventilation would be common.

It is considered that, as the window is on the side flank and not easily visible from the street, the alteration to its design would not be apparently out of symmetry or character with the other windows on the building. It is also agreed that a ground floor side opening window on this elevation could pose a security risk.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci
2. C12F (amended) 'Notwithstanding the details shown on the approved plans, the replacement UPVC windows shall match the existing windows in size and colour. Reason: In the interests of amenity and to comply with policy AH7 of the ADLP and DEV1 of the WSSP.'

Case Officer:.....

Date: 17/1/08.

PB 22/1/08