Development Control – Delegated Officer Report

Application Number: ADC/0414/09 **Recommendation – Permit Application**

Site: **1 Katherines Lodge Penhill Road Lancing West Sussex**

Proposal: **Replacement Windows**

The Application

The site is located within Lancing on the north side of Penhill Road a predominantly residential area which comprises of a mixture of styles of buildings accommodating both flats and houses. The application relates to a purpose built block of flats, three storeys in height with a mansard roof of brick and tile construction with tile hanging to the front. Permission is sought to replace the existing painted wooden windows serving flat 1 with uPVC white windows. The windows to be replaced are to the rear and side elevation of the building at ground floor level.

Consultations and Representations

Third Parties: **-** No third party representations have been received.

Lancing Parish Council: **-** No objections

Relevant Planning Policies and Guidance

Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising:
Development Control Standard No. 3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The Council's Development Control Standard No. 3 entitled 'Extensions and Alterations to Dwellings' sets out the principles for maintaining both residential amenity to neighbouring properties and visual amenity.

Residential Amenity

There will be no adverse impact on the residential amenities of the occupiers of the adjacent flats or houses as a result of the proposed development.

Visual Amenity

The replacement windows are of a sympathetic design and match the existing windows within the building, many of which have already been replaced with uPVC. The replacement windows are not directly visible within the street scene.

Recommendation

APPROVE for reason that :- 1PPi

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Case Officer.... .....Date...26\11\09.

26/11/09