Development Management - Delegated Officer Report – Site Notes

Application: AWDM/1753/16 **Recommendation – Approve**

Site: **44 Francome House**
Brighton Road
Lancing

Proposal: **Replace existing windows with white uPVC to west elevation on third floor.**

Date of site visit: 14.12.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

Francome House is an L shaped 6-storey block of 49 flats in a 1960s/70s two-storey block which fronts both Brighton Road and Western Road which runs along the west side of the side. No.44 faces Western Road (west) and is on the third floor. It is proposed to replace four existing plastic windows with white uPVC in a similar style. Several of the other surrounding flats have already had replacements.

The proposed replacements would be similar to the originals in terms of design and appearance and in keeping with other replacements in the block and would not adversely affect the character of the building or the visual amenity of the area.

Relevant site history

None

Consultations

Parish: No comments received

Representations

None

Relevant Government Legislation and Guidance

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

Planning Assessment

The proposed replacements would be similar to the originals in terms of design and appearance and in keeping with other replacements in the block

and would not adversely affect the character of the building or the visual amenity of the area.

Recommendation

APPROVE:

Conditions:

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

Case Officer: Sarah Crease Date: 11th January 2017

Authorised by: Gary Peck Date: 17 January 2017