# Development Control – Delegated Officer Report

**Application Number: AWDM/0304/16 Recommendation – APPROVE**

**Site: 5 Western Lodge, Cokeham Road, Sompting**

**Proposal: Replace wooden windows to white UPVc**

**Date of site visit:** 05.05.2016

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings**

The application relates to a ground floor flat within a 3 storey block of a complex of flats off Cokeham Road. Western Lodge as viewed from Western Road, appears as 2no. blocks, and there is another block next to it named South Lodge.

Flat 5, when viewed from Western Road, is within the left had side block and relates to 4no. windows on the right hand side, ground floor.

There is a mixed bag of housing types within the area ranging from detached bungalows to blocks of flats.

**Proposal**

Planning permission is sought to change the windows from timber to PVCu on 4no. windows on the ground floor of Western Court, relating to a Living Room; a Kitchen; a Bedroom; and a Bathroom (the bathroom is located on an elevation on the return of the block which faces, in close quarters, an elevational wall of the next block).

**Consultations:** None undertaken.

**Representations:**

Sompting Parish Council: *'Support the Planning Application.'*

**Relevant Planning Policies**

Saved Local Plan policies (ADC 1996): AG1, AH7
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

**Planning Assessment**

There is no objection in principle to the proposed change in window material. The key concerns are the effects on the residential and visual amenities of the locality.

***Visual Amenity***

3no. of the proposed windows are positioned on the front elevation, thereby having the possibility of affecting the overall appearance of the existing block of flats, (the 4th being on the return elevation, out of sight from the street). However, all the new, replacement windows will be of the same design, colour and will have the same openings as the existing window, thereby the change in materials will not be too noticeable. Although the mullions/glazing bars, will be slightly wider than the existing, timber ones, the difference will not be too noticeable and should assimilate quite well within the elevation. There are other windows within the block that have been changed to PVCu, and they do not look out of keeping.

The applicant has gone for the same colour and openings as the existing, specifically for them to assimilate within the elevation successfully.

***Residential Amenity***

There is unlikely to be any residential amenity impact given that the windows will appear to be the same as the ones that they are replacing.

**Recommendation**

**APPROVE**

1. Approved plans
2. Standard time limit

***Informative***

1. Standard informative – approved without amendment

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

Case Officer: Eve Hearsey Date: 06.05.2016

Authorised by: Jo Morin Date: 09.05.2016