Development Management - Delegated Officer Report

Application Number: AWDM/0608/24 Recommendation – APPROVE

Site: 7 Elm Grove House, Elm Grove, Lancing, BN15 8PD

Proposal: Replacement of all windows.

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Elm Grove House is a two storey block of flats situated on the south side of Elm Grove, Lancing. The site is on higher land than the pavement, and the street scene comprises a mix of house types, detached, semi-detached, and terraced. Elm Grove is close to Lancing shopping area.

The site is not within a Conservation Area or is it a Listed Building.

Proposal:

Permission is sought to replace the 3no. existing white UPVC windows of the first floor flat with 4no. white UPVC.

Relevant History: None

Representations: None received

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 17
Supplementary Planning Guidance comprising: Development Management Standard No.2 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework 2023

Planning Assessment

Principle:

The proposal comprises the replacement of windows and doors to a residential property located within the built up area and can be supported in principle. The relevant issues are the visual effects on the amenities of neighbouring residential occupiers and the character and appearance of the area.

Visual & Residential Amenity:

The flat is on the first floor of a detached purpose block of flats. Its position on slightly raised land within a residential street. Parking for the block is located to the rear of the property

There are 2no. first floor windows located to the rear (south), which face over the rear car compound and the properties behind the compound are mainly bungalows within The Crescent.

The 3rd window is located on the first floor side (west) elevation, and faces over 'Finlandia', a two storey block of flats.

As a straight forward window replacement, they will not result in any variation of any view currently being experienced from 'Finlandia' to the side or the properties to the rear in The Crescent. Therefore there will be no material loss of visual or residential amenity to any neighbouring property.

The proposal will have white frames which will be the same as the existing windows and be in keeping with the size and the openings of the windows.

As the replacement windows will be the same as the existing windows, there will be no loss of character or appearance of the existing building or the locality in general.

Recommendation:

APPROVE subject to the following condition(s)

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: 14.06.2024

Authorised by: Peter Barnett Date: 17 June 2024