Development Management - Delegated Officer Report

Application Number: AWDM/1106/22 Recommendation – APPROVE

Site: 21 The Haven, Brighton Road, Lancing, BN15 8EU

Proposal: Replacement windows from Aluminium frame single glazed windows to white UPVC double glazing at second floor

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:

The application site is a three storey purpose built block of flats located on the south side of Brighton Road, Lancing, and no. 21 is on the 2nd floor. The building is a white rendered, Art Deco style and is positioned quite a way back from Brighton Road proper. To the front of the flats (north) is a green sward and behind the block are garages and car parking, then the promenade and beyond that the beach and sea.

To the west of the site are other blocks of flats; to the east of the block, and on the north side of the road there are dwellings in a mix of types with bungalows; two storey and 1 ½ storey.

The site is not in a Conservation Area nor is it a Listed Building.

Proposal:

This application seeks planning permission to change the existing Aluminium windows to White UPVC on the following:-

- Lounge/Diner window on the south elevation;
- Lounge/Diner window on west elevation facing balcony;
- Balcony sliding door on south elevation; &
- Bedroom window on north elevation.

Relevant History:

AWDM/0768/21 Replacement of white UPVC windows and doors to south and north elevations at 1st floor (26 The Haven) **Approved 08.06.2021**

Representations: Lancing Parish Council: No comment

Consultations: None

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Planning Assessment

Principle:

The proposal comprises upgrading a residential property located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual & Residential Amenity:

The block of flats already has had some replacement windows and doors from the aluminium to white UPVC, and the change of window materials is not looking out of character within the existing Art Deco building.

The application change of materials are not consider to have a material change and would not materially affect the visual amenities of the block and the locality in general, or onto the existing residential amenities of the neighbouring properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 16.09.2022

Authorised by: Peter Barnett Date: 16/9/22