Expiry Date - 1st June 2016

Development Control – Delegated Officer Report

Application Number: **Recommendation – APPROVE**
AWDM/0507/16

Site: **1 Bramber House Middle Road**

Proposal: **Replacement windows and doors to white UPVC**

Neighbours checked: Y

Additional neighbour notifications: /N

Proposal, Site and Surroundings

The proposal is for replacement plastic windows and doors (the full details are shown on the submitted drawings).

The application property is a detached purpose built two-storey flat block. The surrounding area is an inner neighbourhood of Lancing, residential in its character.

Relevant Planning History
None

Consultations
Lancing Parish Council: *No objections or comments*
Southern Water: *No objections*

Representations
None

Relevant Planning Policies and Guidance
National Planning Policy Framework
Adur Local Plan (saved policies): AG1

Planning Assessment

Principle

Upgrading of residential accommodation is acceptable in principle

Visual amenity

The replacement door and windows would be similar to existing fenestration in terms of proportion and means of opening. The use of plastic is widespread locally.

Recommendation

APPROVE

Subject to Conditions:-

1. Standard time limit
2. Approved plans

Informative:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? N

Case Officer signed: Matthew Porter Date: 09-06-2016

Authorised and signed by: Peter Barnett Date: 10 June 2016