Development Management - Delegated Officer Report – Site Notes

Application: AWDM/1639/16 **Recommendation – Approve**

Site: **3 Swan Lodge**
Old Salts Farm Road
Lancing

Proposal: **Replacement Upvc windows to ground floor on north and east elevations.**

Date of site visit: 10.11.16

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

Swan Lodge is a block of five flats in a two-storey block set back from the Old Salts Farm Road and on higher ground with parking to the front at road level. Flat 3 is at the front on the ground floor facing east. It is proposed to replace three existing white plastic windows with white uPVC in a similar style. Several of the other surrounding flats have already had replacements in a similar style.

Relevant site history

None

Consultations

Parish: No objection

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 are on the front (east) elevation and visible from the street but are considered to be acceptable as they would be in keeping with the building. They would not therefore affect the character of the building or visual amenity adversely.

Recommendation

APPROVE:

Conditions:

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

Case Officer: Sarah Crease Date: 13th December 2016

Authorised by: Gary Peck Date: 13 December 2016