Expiry Date - 18/08/2010

Development Control – Delegated Officer Report

Application Number: ADC/0219/10 **Recommendation – Permit Application**

Site: **8 Shermanbury Court Carnforth Road Sompting Lancing**

Proposal: **Replace 4 wooden double glazed windows with black UPVC windows. Replace front door and patio doors with UPVC (part retrospective)**

The Application

The site is located within the built up area of Sompting. A two storey pitched roof brick and tile building constructed in the mid 1990s. The site is accessed via a private road from Carnforth Road. There is soft landscaping around the building and residents parking.

The windows and door frames were originally wooden, stained dark brown. Since this time some of the doors and windows have been replaced with both dark brown uPVC and black uPVC. Also the existing wooden windows have been painted black, although redecoration is required.

This application relates to Flat 8 Shermanbury Court on the south eastern side of the building. Retrospective consent is required for the already replaced uPVC front door and patio doors. In addition permission is sought to replace 4 windows which are currently wooden with matching black uPVC. The windows will match in design and style with existing.

Consultations and Representations

Third Parties: - 1 representation has been received form the owner/occupier of 10 Shermanbury Court stating that they do not object to the replacement uPVC windows however they do object to the colour. Black is not in keeping and will be out of place. If they were brown like some of the other flats I would not object.

Sompting Parish Council: No objection

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7.
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general.

Residential Amenity

The proposed and existing windows will replace the existing wooden window frames and no additional openings are proposed it is therefore not considered that there will be any adverse impact on the occupiers of the adjacent flats.

Visual Amenity

The existing front door and patio door that has been replaced are black uPVC along with some other replacement windows and doors in the building. It is acknowledged that the building when constructed had dark brown wooden windows and door frames installed. However since this time the management company have painted the frames black and agreed to the replacement black uPVC frames. The most recent correspondence with the management company has advised that the building is due to be repainted black and therefore the proposed window frames would match the building as a whole.

It is therefore considered that the replacement windows are in keeping with the style and appearance of the existing building in this case and a condition is attached to ensure that the windows should match in colour those of the existing building.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. The replacement of the windows hereby permitted shall be carried out in accordance with the window details and photographs date stamped received 23rd June 2010.

   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker

Date 27/7/10 PB 28/7