Development Control – Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0419/13

Site: **4 Crabtree Lodge, Crabtree Lane, Lancing, West Sussex**

Proposal: **Replacement uPVC windows to first floor flat**

Date of site visit**:** 18th June 2013

Neighbours checked: Y
Additional neighbour notifications: N
Site Notice (Wider publicity/Conservation Area): N

Proposal, Site and Surroundings

The application site is a first floor flat within a two storey block of purpose built flats. It is part of the Crabtree Lodge development which comprises of 4 two storey buildings with a communal entrance and parking. The building fronts the highway, Crabtree Lane. A bedroom and lounge window are to the front elevation and a bathroom and kitchen window are on the rear elevation. The windows as existing are white timber and are to be replaced with white uPVC. The design and appearance of the windows are to remain as existing.

The building is not listed or within a Conservation Area.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies

Adur District Local Plan saved policies : AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Under the above policies, alterations, including replacement windows to existing dwellings (flats, houses and bungalows) will normally be permitted, so long as they would reflect and not materially harm the predominant characteristics and appearance of the building concerned and those of the locality, in design, proportions, materials and detailing, and so long as, also, they would not adversely affect the amenities of the occupiers of neighbouring properties.

When visiting the site it was clear that many of the windows within the existing block had been replaced with uPVC with the opens and positioning of glazing bars remaining unchanged from the original design. The replacement of the existing timber windows at no. 4 Crabtree Lodge will be in keeping with the character of the existing building and will have no adverse impact on the amenities of the occupiers of the neighbouring dwellings.

Subject to a condition requiring the replacement windows to be installed in accordance with the specification and details of the design, construction and materials submitted, only, the proposal accords with the above policies, and the application is therefore acceptable.

Conditional permission is recommended.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans:

Is recommendation contrary to letter(s) of representation? No

Case Officer: Hannah Barker Date: 27th June 2013

Authorised by: Jo Morin Date: 1 July 2013