Development Management - Delegated Officer Report

Application Number: AWDM/0417/21 Recommendation – APPROVE

Site: 12 East Lodge, Brighton Road, Lancing, BN15 8BQ

Proposal: Replacement of uPVC windows and door to first floor flat

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

East Lodge is a three storey block of purpose built flats located on the south side of East Street, Lancing. It is an 'island' building between East Street to its north and Brighton Road to its south, although, it is on particularly high section of land above the pavement of Brighton Road. There is a retaining wall abutting Brighton Road, which is on a lower level than the flats. The wall has foliage/bushes growing over it.

The neighbouring properties to the west of East Lodge are front a roadway named The Terrace.

The locality comprises predominantly residential properties in various forms, plus there are commercial close by such as retail.

Proposal:

The application seeks permission to replace the existing PVCu windows with PVCu windows and the timber door with PVCu.

The windows and doors are to a balcony area relating to the first floor flat on the south, front elevation.

The measurements of the sets of windows are 2.86m wide x 1.63m high and 2.67wide x 1.63m high. The door is shown to be 750mm wide x 2.39m high

Representations: Lancing Parish Council: No objection

Consultations: None

Relevant History:

AWDM/0787/19 Installation of replacement windows to white UPVC
Approved 17.07.19

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 2019

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock 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 replacement windows and doors will look the same as the ones being replaced and therefore will not result in unacceptable visual harm to the block of flats or result in harm to the neighbouring residential properties.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard time limit

Informatives:-

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 06.05.2021

Authorised by: Peter Barnett Date: 6 May 2021