Development Control – Delegated Officer Report

Application Number: AWDM/1194/18 Recommendation – APPROVE

Site: Unit 1, Quoin Estate, 73 Marlborough Road, Lancing, BN15 8AD

Proposal: Addition of two windows at first floor level, west elevation.

Date of site visit: 13.09.2018

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The Quoin Estate has 8no. units within its curtilage and unit no. 2 is part of a terrace of 6no. all within an established business park within Lancing. The unit is accessed from a one way traffic system, and this terrace of 6no. units are set at approx. 90 degrees from the road. The units back onto the scout warehouse building; are next to a car park; and close to a Fire Station.

The buildings within the Quoin Estate have silver grey vertical cladding on its elevations, and have blue colour fenestration and doors.

The neighbouring scout building is brick faces with white pvcu windows.

The proposal seeks permission to install 2no. windows within its rear elevation. The windows will have the same blue colour frames as the main building. The cill height of the windows will be some 3.8m above the ground level, and they will each measure approx. 1.5m x 1.5m

Relevant Planning History: None

Representations: Lancing Parish Council – No objection

Relevant Planning Policies
Adur Local Plan 2017: Policy 15
National Planning Policy Framework (CLG 2018)
National Planning Practice Guidance

Planning Assessment

Development is acceptable in principle subject to the visual amenities of the area.

Visual Amenity

The proposal seeks to install 2no. blue framed windows on the rear elevation of their business unit, where no other windows have been gained. There are though several vents within this elevation i.e. air conditioning or some such.

One window will service the office space and the other the store area. The window cill heights will be some 3.8m above the ground level.

It is considered that the windows would be in keeping with the business unit and the livery of the windows will be in accordance with that of The Quoin Estate.

Residential Amenity

The closest residential properties are those in Lancing Park, over 40m to the south west of the site, and although they would likely be able to have a view of the windows, because of the distance they will not materially affect their existing residential amenities.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit
3. The colour of the window frames to remain as blue in accordance with the Livery of The Quoin Estate

Informative

1. Approved without amendments

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

Case Officer: Eve Hearsey Date: 28.09.2018

Authorised by: Peter Barnett Date: 28 September 2018