Expiry Date – 27/4

Development Control – Delegated Officer Report

Application Number: AWDM/0329/20 Recommendation – Grant

Site: 2 The Haven, Brighton Road, Lancing

Proposal: Replacement of window with windows and patio doors to ground floor flat on rear (South) elevation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: From Bing

Site and Surroundings

This application relates to a ground floor flat in a three storey purpose built block on the south side of Brighton Road. This Art Deco style block is well positioned, set back from the road behind a green sward. At the rear are communal lawns, garaging and beyond which is the promenade and sea.

The site is not listed and is not in a conservation area.

Proposal

Permission is sought to replace an existing three pane Upvc window with Upvc patio doors with windows either side, in the same 3.2 metre wide opening. The alteration proposed replaces a three pane window with a fixed central pane and casement openers at either end with the same casement openers either end and patio doors in place of the fixed pane.

The window abuts another window.

Relevant Planning History

Flat 1

Retrospective application for patio doors at rear. Granted 23.10.07

Consultations

None undertaken.

Representations

One representation received:

No objection subject to a condition preventing a shortcut to the rear car park across the communal lawn and hedge from the new door.
The Haven Management Company is consulted allowing them to seek the approval of the Freeholder.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2019
Adur Local Plan 2017 Policies 1, 2 and 15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a dwelling within the built up area boundary. For consideration is the impact of the proposals on the character and appearance of the area and the impacts of the development on neighbour amenity.

Character

The rear ground floor of this block is relatively unchanged since built though there have been alterations to windows and balcony enclosures on upper floors.

Flat 1, the adjoining ground floor flat to the west, was granted permission to retain patio doors in 2007.

The rear of this building has seen some alterations. It is not a listed building and is not in a conservation area. The rear is not visible from the road and is 60 metres back from the promenade. There are also intervening garages partially obscuring a view of the rear.

It is not considered that this alteration will significantly affect the character of the block or significantly harm its overall composition.

Neighbour amenity

Access to the communal rear lawn will be direct as a result of this alteration. This is a communal recreation area though so in itself the change will not be harmful to neighbour amenity.

A planning condition cannot be used to prevent the occupant directly accessing the car park from the new door, this is a private matter as is the permission of the freeholder.

Recommendation APPROVE subject to the following conditions:

1. Approved Plans
2. 3 years

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to any representations? Yes.

Case Officer signed:	MOK	Date: 16.4.2020
Authorised and signed by:	Peter Barnett	Date: 16 April 2020