Expiry Date – 7/1/19

Development Control – Delegated Officer Report

Application Number: AWDM/1685/18 Recommendation – Grant

Site: Ariel Court, Brighton Road

Proposal: Replacement of some glass in communal windows to north elevation with louvres to assist with ventilation.

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 19/12

Site and Surroundings

This application relates to a three storey block of flats on the north side of Brighton Road between Lancing Green and Brooklands. The site backs onto the residential street of Lancing Park.

It is not in a conservation area and is not listed.

Proposal

Permission is sought to replace the glass in twelve windows on the rear elevation with white aluminium louvres to improve ventilation. All these windows serve entrance landing.

Relevant Planning History

None.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2018
Adur Local Plan 2017 Policies 1, 2 and 15

Planning Assessment

Principle

The principle of development can be supported as it upgrades a block of flats 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 for occupiers within the block.

Safety and Character

Following an inspection by Adur & Worthing Housing and WSCC Fire & Rescue the applicant was directed to remediate a lack of ventilation and smoke clearance from the rear hallways of the building. The louvres were agreed with Housing and Building Control as the way forward. They will improve fire safety within the building.

The rear of the building is visible from Lancing Park. The use of white aluminium louvres is an acceptable alteration to this elevation and leaves many regular windows unaffected.

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? NO.

Case Officer signed:	MOK	Date: 19/12/18
Authorised and signed by:	Peter Barnett	Date: 20 December 2018