Development Control – Delegated Officer Report

Application Number: AWDM/0906/21 **Recommendation APPROVE**

Site: **68 South Street, Lancing, BN15 8AJ**

Proposal: **Replacement 4 x front windows from painted white wooden frames to white UPVC to match 70 South Street (recently replaced)**

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a brick faced two storey pitched roof commercial building with a two storey rear flat roof extension. The site is within the older part of Lancing and is within walking distance of the shops, the railway station and the beach.

The building sits forward of its neighbouring building and directly abuts the pavement.

The site is not within a Conservation Area and the property is not a Listed Building

Proposal

The application seeks permission to replace the existing 4no. timber sliding sash windows on the first floor, front elevation (east), with PVCu framed windows (1no. double width and 3no. single width).

The existing windows have 6no. panes in the upper and 6no. panes in the lower section of each frame and the proposed replacements show the same configuration.

Relevant Planning History:

AWDM/0893/20 (70 South Street) ~ Replacement windows to white UPVC to east (first floor) and south (ground and first floor) elevations
Approved 11.09.2020

Representations: Lancing Parish Council: No comment

Relevant Planning Policies

Adur Local Plan policies: 1, 15
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed development to replace the existing timber windows with PVCu

The key concerns would be the effect on the character and appearance of the area.

Visual Amenity

The building is an attractive building, but it is not listed, nor is it within a conservation area, therefore the use of PVCu on the building will be acceptable.

The existing windows are vertically sliding sash windows and the replacement will be horizontal hinged, push out casements.

The adjoining half of this building has recently changed their windows from timber to PVCu and they have retained the 6no. window sections.

The applicant states that the submitted application will be the same as the adjoining neighbouring property's replacement windows at no. 70.

It is thereby considered that the character of the windows will not be lost by the replacements

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative

1. Approved following amendment

Is recommendation contrary to letter(s) of representation N

Case Officer: Eve Hearsey Date: 25.05.2022

Authorised by: Peter Barnett Date: 25 May 2022