Development Management - Delegated Officer Report

Application Number: AWDM/0337/23 Recommendation – APPROVE

Site: 25 Milford Court, Brighton Road, Lancing, BN15 8RN

Proposal: Replacement UPVC windows to first floor flat

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

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Milford Court comprises 2no. blocks of flats, one being a 3 storey high block, and the other being a 10 storey block. No. 25 is located within the 10 storey block. Both blocks are opposite the beachfront.

The surrounding area is predominantly residential and comprises generally two storey dwellings, and there are also some 1 ½ storey dwellings and bungalows.

Proposal:

Permission is sought to provide to replace the first floor flat with UPVC, on the west and south elevations.

Changing the existing windows and doors from UPVC and Aluminium to all UPVC.

Relevant History: None

Representations: None received

Consultations: None received

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 2021

Planning Assessment

Principle:

There is no objection in principle to the proposal which is a residential use within a residential area. The key concerns are the effects on the existing residential and

visual amenities of the locality and how the proposal affects the character and appearance of the area.

Visual & Residential Amenity:

Milford Court is a tall block of flats and is positioned on raised land. Other than the patio doors, the existing windows on this property (and others) are UPVC.

The existing windows for the bedrooms have a centred horizontal bar across the window, opening on the top half; the kitchen window has no bars, and is openable; the lounge single window is openable, but has no bars; the lounge bay window has 2no. narrower fanlight opening windows with the remaining 2no. windows has 1no. opening and the other fixed. Lastly the patio doors on the south elevation is comprised of 2no. full glazed doors.

The proposed windows are the same width and height of the existing windows, but the openings have altered with the kitchen have a horizontal bar and both the upper and lower halves will be openable; the 2no. bedroom windows will look the same but both the top and bottom sections will be openable; the small south facing lounge window will look the same and have the same opening section; the lounge bay will have both the top and bottom fanlight windows as openers, but the side window and the larger central window will be fixed; the patio door will look the same.

The other difference in the replaced windows will be the thickness of the frames by some 20mm.

It is considered that all the changes to the windows are minor in nature, and will not materially impact on the visual character of the block or the existing residential amenities of the neighbouring flats.

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: 10.05.2023

Authorised by: Peter Barnett Date: 10 May 2023