Expiry Date – 25/6

Development Control – Delegated Officer Report

Application Number: AWDM/0650/15 Recommendation – Approve

Site: 14 Western Lodge, Cokeham Road

Proposal: Replacement white UPVC windows

Neighbours checked: Y

Additional neighbour notifications: N

Date of Site Visit: 21.5.15

Site and Surroundings

This application relates to a first floor flat in a three story block on the corner of Cokeham Road and Western Road North. The property is not in a conservation area and is not a listed building.

Proposal

Permission is sought to replace timber windows with white uPVC.

Relevant Planning History

Flat 9

ADC/0123/11 – Replacement of wood framed window with white uPVC double glazed windows. Granted 26.5.11

Consultations

None undertaken.

Representations

Sompting Parish Council – supports the application.

Relevant Planning Policies and Guidance

The National Planning Policy Framework 2012
Core Strategy policy 16
Saved Local Plan policy H18

Planning Assessment

Principle

The principle of development can be supported as it upgrades an existing residential unit on brownfield site. Development should not unacceptably affect the appearance of the property.

Visual amenity

This flat is on an east facing rear elevation overlooking the car parking area.

The proposed windows are designed to reflect the style and opening of the existing timber windows. The flats above and below have uPVC windows as have many others in the block.

Recommendation APPROVE subject to the following conditions:

1. 3 years
2. Approved Plans

Informative

1. 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? N

Case Officer signed: MOK Date: 10.6.15

Authorised and signed by: PD Date: 10.6.15