Expires
04.05.09.

Development Control – Delegated Officer Report

Application Number: ADC/0089/09 **Recommendation - Permit**

Site: **7 Hazelwood Lodge Penhill Road Lancing West Sussex**

Proposal: **Replacement of timber-framed windows with UPVC wood-grain effect windows**

The Application

The application relates to a small block of 10 flats located on the north side of the road. The block is matched in design with Oaklands directly to the west.

The proposal is to replace the existing dark stained timber windows of flat 7, with dark brown wood grain effect uPVC windows, in a like-for-like frame design.

Other flats within both of the blocks have obtained planning permission for replacement windows in a similar material. Flat 5 Hazelwood Lodge(ADC/0698/07), Flat 8 Oaklands (L/30/05), Flat 6 Oaklands (ADC/0203/07), and Flat 4 Oaklands (ADC/0764/07).

Consultations and Representations

Lancing Parish Council: No objections.

Third Parties: No third party objections.

Relevant Planning Policies and Guidance

Adopted West Sussex Structure Plan 2001-2016 (WSCC 2005) (saved policies): LOC1, DEV1
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies
Structure Plan policies seek to protect, and where possible, enhance the character and distinctiveness of an area, requiring high standards of design,

layout and construction (DEV1). Policy AH7 of the Local Plan states that extensions and alterations should be of sympathetic design and materials to the original dwelling and the area in general. Development Control Standard No.3 states that replacement windows should be chosen to reflect the character and style of the dwelling and streetscene.

Visual amenity
The two block of flats have had a number of the individual windows changed from timber to uPVC, all of which have been designed to be like-for-like in terms of the frame design and method of opening. The replacement dark brown wood grain effect in all of these instances appear sympathetic to the original colour of the timber windows.

The application flat (No.7) is located at first floor level and it's windows are on the north side, facing the car park, and west side facing the neighbouring block, Oaklands. The design of the frames (as amended) would replicate the opening style of the existing windows and is not considered that they would look unsympathetic or appear unduly out of character for the style of the dwelling. The replacement windows would not be visible from the street.

Recommendation

APPROVE for reason that :-

1PPi

1. C1Ci
2. C14Ai – (17.04.09, AH7 of the ADLP and DEV1 of the WSSP)

PB 21/4/09

Case Officer: [redacted]
Date: 20/4/09