Expiry Date - 07/01/2015

Development Control – Delegated Officer Report

Application Number: AWDM/1547/14 Recommendation – APPROVE

Site: 2 Heatherlea House 73 - 79 Crabtree Lane Lancing West Sussex

Proposal: Replacement UPVC windows to north and east elevations

Date of Site Visit: 18/11/14

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a ground floor flat in a modern block of flats on the south side of the road and within a residential area. Many of the units in the block have had replacement upvc windows although the glazing pattern is generally consistent across the different units and their mahogany colour finish has been maintained throughout.

The proposal is to replace three existing timber framed windows with double glazed UPVC framed windows. The proposed windows will be in a living room, bedroom, and kitchen, two being in the frontage elevation and the third being in the east side elevation. All three windows will be designed to replicate those currently installed including the mahogany finish, divider and opening arrangement.

Relevant site history:

L/69/80/TP/5444 - Conversion Of First Floor Offices And Store Into Self-Contained Flat Over Existing Shop. Permitted.

L/223/86/TP/2280 - Outline Application For Demolition Of Existing Shops, Flats And Storage Building & Erection Of 8 Flats 7 Garages & 4 Car Parking Spaces. Permitted.

L/132/87/TP/1369 - Demolition Of Existing Shops, Flats And Storage Building And Erection Of 8 Flats 7 Garages & 4 Car Parking Spaces (Reserved Matters Of L/223/86). Permitted.

Consultations:

Lancing Parish Council No objections.

Representations: None received

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Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
National Planning Policy Framework 2012

Planning Assessment

Principle

The proposal comprises upgrading of a residential building located within the built up area and can be supported in principle.

Visual amenity

The proposed windows will be of UPVC as opposed to timber framed but as they would have the same colour finish, glazing bar and panel arrangements and general dimensions as the present units they would thereby maintain the consistency and uniformity of the block's fenestration design. On this basis, the proposed change to the windows is not considered to harm the character or appearance of the block in any detrimentally significant way and therefore the character of the area would be unharmed.

Residential amenity

The proposal will not adversely affect residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Time limit
2. Approved plans: site location plan, block plan and drawing no. 01 Rev A received 12/11/14.

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 letter(s) of representation? N

Case Officer: Lawrence Simmons Date: 17/12/14

Expiry Date - 07/01/2015

Authorised by: Jo Morin Date: 19.12.2014