Development Management - Delegated Officer Report

Application Number: **AWDM/0887/15** **Recommendation –** Approve

Site: 7 Priory Gate, North Road, Lancing

Proposal: Adding a new UPVC framed window to ground floor balcony

Date of site visit: 16 July 2015

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings
The application site relates to a three storey purpose built block of flats located on the corner of North Road and Grinstead Avenue. No.7 is a ground floor flat with a covered balcony area. There is a UPVC sliding door providing access the balcony area which is enclosed by a low railing.

Permission is sought for a new UPVC window to be inserted to enclose the balcony area. The railing would be removed.

Relevant site history

None relevant at the application site

Flat 9 - L/89/95 – Glazed enclosure of balcony Approved 09.10.1995
Flat 11 – L/108/03 – Glazed enclosure of front balcony Approved 28.07.2003

Consultations

Southern Water – *Due to the changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk*

Lancing Parish Council – *no objections or comments*

Representations
None

Relevant Planning Policies
Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:

Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
National Planning Policy Framework (CLG 2012)

Planning Assessment

Visual amenity
The proposed windows would match the general design of those balconies that have already been enclosed on the upper floors. It is considered that the proposed glazing would have no significant adverse impact on the character of the building or visual amenities of the area in general.

Residential amenity
There would be no significant impact on residential amenity as a result of enclosing the balcony to No.7.

Recommendation

Approve

Subject to Conditions:-

1. Standard time limit 3 years
2. Matching materials
3. Permission relates to approved plans:
   Drawing number 15/148/ SK1 entitled ‘New UPVC Double Glazed Balcony’ deposited 10 June 2015
   Unnumbered photographs deposited 10 June 2015

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: Rebekah Smith Date: 20 July 2015

Authorised by: Peter Barnett Date: 20 July 2015