Development Management - Delegated Officer Report

Application Number: **AWDM/0879/13** **Recommendation –** Approve

Site: 11 Southbank Court, Brighton Road, Lancing

Proposal: Replacement UPVC windows and door

Date of site visit: 30 July 2013

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The site relates to a 3 storey purpose built flat building located on the south side of Brighton Road. To the rear of the site is a static caravan park and the seafront beyond that to the south. The character of this part of Brighton Road is mixed with variety in housing types and designs.

This application relates to No.11 which is a first floor flat (when viewed from street level in Brighton Road). Permission is sought for replacement UPVC windows and a door. The existing windows are white aluminium with a timber surrounding frame which is dark brown in colour.

No.10 has replacement PVCu windows and has not retained the outer timber frames, although the front round window remains timber.

Relevant site history
None relevant

Consultations
Lancing Parish Council – no objection

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

There would be no significant impact on residential amenity given that the development is limited to replacement windows and door. The determining issue therefore relates to design and impact on the character of the building and rear in general.

Following concerns raised over the loss of uniformity with the other round windows to the frontage, which are all dark brown timber, through the replacement of the dark timber round window with white PVCu, the applicant has responded by providing amended details in brown PVCu with matching detailing to the existing windows which would retain uniformity.

Given the existence of other PVCu windows on the rest of the building and that the timber outer frame has not been retained in these other examples, the proposed windows would not be harmful to the character of the building.

Design and impact on the visual amenities of the site and surrounding area are considered acceptable.

Recommendation

Approve for the reason:-
The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the National Planning Policy Framework

Subject to Conditions:-

1. Standard time limit 3 years
2. Permission relates to approved plans:
   Drawing number C735 Rev A entitled 'proposed replacement windows and door at 11 Southbank Court, 80 Brighton Road, Lancing' deposited 22 August 2013
   Unnumbered plans and particulars deposited 26 July 2013

Informative:
The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 16 September 2013

Authorised by: Peter Barnett Date: 19 September 2013