Expiry Date - 10/12/2010

Development Control – Delegated Officer Report

Application Number: ADC/0396/10 **Recommendation – Permit Application**

Site: **3 Brooklands New Salts Farm Road Lancing Shoreham-By-Sea**

Proposal: **Replacement of 3 timber-framed windows with UPVC double glazed windows (retrospective)**

The Application

The application relates to a rear ground floor flat in a larger block known as Brooklands on the west side of New Salts Farm Road, located to the south of the entrance to Shoreham Airport. Retrospective permission is sought for the replacement of 3 Georgian style timber windows with UPVC windows in a like-for-like style

Consultations and Representations

Consultations/Comments

Lancing Parish Council – No objections

Third Parties

No representations received

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

Planning Assessment

Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and

materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

Visual amenity and character

The building has an attractive frontage with bay windows and balconies but the rear is considered to be less important. The replacement windows cannot seen from the road and do not adversely affect the overall character or appearance of the building. While the frames are quite thick, narrow glazing bars have been added to match the style of the other windows on the building. It is considered that the windows are acceptable.

Residential amenity

There is no impact on residential amenity arising from the replacement of existing windows.

Recommendation

APPROVE for reason that:-

1PPi (amended - Retrospective) The development does not…

Subject to:

1. This permission relates to the following approved plans date stamped received 15 October 2010:
   Window details, Location Plan
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 25 November 2010