# Development Management - Delegated Officer Report

**Application Number: AWDM/1489/22 Recommendation – Approve**

**Site: 12 Southon View, Western Road, Lancing, BN15 9SN**

**Proposal: Installation of replacement windows to white UPVC**

**Date of site visit:** Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

**Neighbours checked: Y**

**Additional neighbour notifications: N**

**Site and Surroundings:**

Southon View is a flat roof, block of flats on Western Road, and is situated on the north side of the road. No. 12 is a second floor flat.

**Proposal:**

The application seeks permission to replace 5no. windows from the 2nd floor flat from white PVCU to white PVCU. All of the replacements will be of the same size and design as the existing windows, and relate to:-

- 2no. windows to the front elevation;
- 1no. window to the side elevation; and
- 2no. windows to the rear elevation.

**Relevant Planning History:** None

**Consultations:** **Lancing Parish Council**: No objection

**Representations:** None received

**Relevant Planning Policies and Guidance:**

Adur Local Plan 2017 Policy 15
'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings''
National Planning Policy Framework (July 2021)

**Planning Assessment**

***Principle***

The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the area.

***Residential & Visual Amenity:***

The replacement windows will be of the same materials and the same design as the existing windows, therefore there will be no loss to the character or visual amenities to the neighbours or the area.

NB: The plan of the bedroom window, no. 4, shows the horizontal bar as being across the bottom of the window, when in reality it is above the top. However, in a letter dated 28.10.2022, the agent states that their "System doesn't allow us to show the bar at the top, but take this as confirmation that the replacement will be like for like with the bar at the top."

**Recommendation:**

**APPROVE** subject to the following conditions:

1. Approved plans
2. Standard time limit

***Informative:***

1. Approved without amendment
2. Horizontal bar

Is recommendation contrary to any representations? **N**

Case Officer: Eve Hearsey Date: 01.11.2022

Authorised by: Peter Barnett Date: 1 November 2022