

Development Management – Delegated Officer Report

Application Number: AWDM/0947/26 Recommendation: APPROVE

Site: Katherines Lodge, Penhill Road, Lancing, West Sussex

Proposal: Replacement door and windows to the common parts.

Date of Site Visit: No visit, use of photos and google maps.

Neighbours Checked: Y

Additional neighbour notification: N

Proposal, Site and Surroundings

The application site is a purpose built development of flats within a three storey, detached building with mansard roof. There is access to the side leading to parking to the rear. It is within a street of both purpose built flats and dwelling houses.

The windows are white frames and the front elevation appears to be uPVC. Consent is sought to replace the timber, single glazed entrance door and three other windows all at the rear of the building. The door and one window are on the ground floor and the further two windows are on the first floor. All serve communal areas in the flats. The plans show the frames of the windows to be the same design as existing, with a slightly thicker profile due to the change in material. The door is to be double panelled to replace the single panelled existing door, again the profile is slightly thicker than existing.

Representations: - 1 letter of objection from the owner/occupier of 1 Katherines Lodge Penhill Road.

- There is nothing wrong with the windows and doors.
- The automated door opening system would need to be removed.
- The door needs effort to keep it open.

Lancing Parish Council: - Support application

Relevant Planning Policies

Adur Local Plan 2017 Policy 15

'Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework (August 2026)

WSCC Guidance on Parking at New Developments (Sept 2020).

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.

Visual amenity

The replacement windows and door are to the rear of the building, they will not be visible within the street scene. Within the context of the building and its appearance they are consistent with the existing design and finish and will not cause any adverse impact.

Residential amenity

There will be no impact upon residential amenity in this case. The windows and door are existing and will be a replacement only.

The objection although is noted is not considered to be relating to any planning matters in this case and there would therefore be no justification to resist this proposal.

Recommendation

APPROVE

Subject to Conditions:-

1. Approved Plans
2. Standard 3 year time limit

Is recommendation contrary to letter(s) of representation Y

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.

Case Officer: Hannah Barker

Date: 15th September 2026

Authorised by: Peter Barnett

Date: 15 September 2026