Development Management – Delegated Officer Report

Application Number: AWDM/0083/23 Recommendation – APPROVE

Site: 4 Kenwood Quay, 21 Old Salts Farm Road, Lancing, BN15 8JH

Proposal: Replacement windows from aluminium with timber sub-frame with new PVCU double glazed windows.

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

Neighbours checked: Y

Additional neighbour notifications: N

Site & Surroundings:

The application property is a first floor flat within a two storey semi-detached, purpose built block of 6no. flats, positioned on the west side of the road. The building is on land which is higher than the road by more than 1m. To the front of the building, a parking area has been created by level the land to the height of the highway. Other flats within the block appear to have changed their windows to PVCU.

The streetscene comprises a mix of house types and sizes, i.e. bungalows; houses; detached; semi-detached; flats.

The Proposal:

The application seeks permission to replace the existing aluminium framed windows with timber sub-frames on the first floor flat no. 4 with PVCU windows. 5no. windows in total. 3no. on front elevation and 2 no. on side elevation.

Consultations: None

Representations: Lancing Parish Council: No objections

Relevant Planning Policies

Adur Local Plan 2017 Policy 1, 15
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
National Planning Policy Framework 2021

Relevant Planning History: None

Planning Assessment

There is no objection in principle to the proposal which is a residential use within a residential area. The key concerns are the effects on the existing residential and visual amenities of the locality and how the proposal affects the character and appearance of the area.

Residential and Visual Amenity

The block of flats is on raised ground and therefore has an elevated position within the street scene. However, it is clear that other properties within the block have changed the window type to PVCU which has not resulted in an uncharacteristic appearance in the locality.

The window frames are Rehau windows and will be thicker than the aluminium frames, but again, they will not be insupportable within the wider landscape. They will also be of a similar design.

The use of PVCU will balance with other windows within the block and the wider landscape.

Recommendation

APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 12.04.2023

Authorised by: Peter Barnett Date: 12 April 2023