Expires 31/5/07.

Development Control – Delegated Officer Report

Application Number: ADC/0203/07 **Recommendation – Permit Application**

Site: **6 Oaklands Penhill Road Lancing West Sussex**

Proposal: **Replacement UPVC brown-coloured double-glazed windows**

The Application

The application site is a rear first floor flat at Oaklands on the north side of Penhill Road, Lancing.
The proposal is to replace the existing three brown wooden windows on Flat 6 with new brown double glazed UPVC windows.

Consultations and Representations

Third Parties

No.1 Hazelwood Court raises a separate non-planning issue with regard to the maintenance of wooden windows at their block of flats. No Objection is raised to this proposal.

Contributors

No representations have been received.

Relevant Planning Policies and Guidance

Adur District Local Plan: AG1, AH7

West Sussex Structure Plan: DEV1

Planning Assessment

The only planning consideration is whether the new windows will be in keeping with others on the flats.

The majority of the windows at Oaklands feature brown wooden frames. Flat 8 received permission under L/30/05 to replace their wooden frames with brown UPVC double glazed windows subject to a condition requesting that their size, colour and design exactly matches the existing. The windows proposed for Flat 6 are identical in design and appear similar in frame size to the existing and are proposed to be of the same colour. Whilst it appears satisfactory it is felt that the same condition should be applied in this case to safeguard against the frames being of thicker appearance and of a different shade upon installation.

Recommendation

APPROVE for reason that :-

1PPi

Subject to:

1. C1Ci: (standard time limit)
2. C12F (amended): 'Notwithstanding the details shown on the approved plans, the replacement UPVC windows shall match the existing windows in size, design and colour.'

Case Officer:.....

Date: 3/5/07.

3/5.