Development Control – Delegated Officer Report

Application Number: AWDM/0787/19 Recommendation – APPROVE

Site: 7 East Lodge, Brighton Road, Lancing, BN15 8BQ

Proposal: Installation of replacement windows to white UPVC.

Date of site visit: 27.06.2019

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal:

The property is a 3 storey block of flats, within a street that runs parallel with Brighton Road (A259). The windows on the block of flats are white framed and many appear to be UPVC.

The application flat is on the ground floor, and has windows on several elevations i.e. to the south, east and north.

The proposal seeks permission to change the existing white UPVC windows to new white UPVC windows of the same style.

Relevant History: None

Consultations: None

Representations: Lancing Parish Council: No objection

Relevant Planning Policies

Adur Local Plan: Policy 15,
National Planning Policy Framework (2019)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed replacement windows, subject to the amenities of the existing residential properties and the character of the area in general.

Visual Amenity:

The proposed replacement windows will not look dissimilar to the existing windows, and will be of the same colour and material, therefore the change will not be particularly noticeable if at all.

There will be no effect on the visual amenities of the locality.

Residential Amenity:

As the change will be to the windows only, and will be of the same design, material and colour, there will be no effect onto the existing residential amenities of neighbouring properties.

Recommendation

APPROVE subject to the following conditions

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: 17.07.2019

Authorised by: Peter Barnett Date: 17 July 2019