Development Control – Delegated Officer Report

Application Number: AWDM/0503/17 Recommendation – APPROVE

Site: 21 Southbank Court, Brighton Road, Lancing, BN15 8LQ

Proposal: Replace existing aluminium windows and door with white PVCu on 2nd floor to all elevations (Flat 21)

Date of site visit: 23.04.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to the replacement of the existing windows and door within a 3 storey block of flats from aluminium to PVCu, no. 21 is on the 2nd floor.

A series of 3 storey flats have been constructed and view as if in semi-detached form. They are linked in the middle, and are of yellow and or buff colour bricks The properties front onto Brighton Road, the A259 coastal road. Behind the buildings is a caravan park

Proposal

Permission is sought for the replacement of all the windows and doors on the 2nd floor from aluminium to PVCu which relates to:-

1no. window on the north elevation facing Brighton Road;
2no. windows on the east elevation, facing the adjoining block;
1no. window and 1no. set of patio doors on the south elevation facing the caravan park and beach;
1no. window on the west elevation facing the neighbouring block of flats.

Consultations: None

Representations: Lancing Parish Council : No objection, subject to any covenants being adhered to.

Relevant Planning Policies

Saved Local Plan policies (ADC 1996): AG1, AH7
Submission Adur Local Plan 2016: Policy 15
Development Control Standard No.3 'Extensions and Alterations to Dwellings'
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to the proposed extension which would upgrade an existing property within an established residential area. The key concerns are the effects on the residential and visual amenities of the locality.

Visual Amenity

The proposed change in materials to the fenestration within the 2nd storey on the block of flats will provide a change in materials only, the design and frame dimensions are very close/same as the original.

Others within the block have changed their windows to PVCu, therefore the change to this flat will not be out of place within the building and within the locality.

Residential Amenity

The replacement would only effect the neighbouring flats within the block, but given that some have changed to PVCu already, then the change for this flat will not affect the residential amenities of the others to any significant degree.

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: 16.05.2015

Authorised by: Jo Morin Date: 17.05.2017