Development Management - Delegated Officer Report

Application: AWDM/00393/17 Recommendation – Approve

Site: 17 Milford Court Brighton Road, Lancing

Proposal: Replacement uPVC windows to whole flat north and south elevations.

Date of site visit: 25.04.17

Neighbours checked: Yes

Additional neighbour notifications: No

Proposal, Site and Surroundings

Milford Court is a purpose built block of flats on the north side of Brighton Road, adjacent to the seafront. The building has uniquely designed bay window features which characterise the building. The windows are white uPVC.

Consent is sought for flat 7 to replace the existing white uPVC windows with upgraded units. The design and appearance of the windows are to match existing.

Consultations

Lancing Parish Council: The committee raised no objection subject to any covenants being adhered to.

Representations

1 letter received from owner of No. 7 Milford Court - any replacement must be as per the existing shape and size. It must be in accordance with the landlord/limited company who owns the freehold.

Relevant Government Legislation and Guidance

National Planning Policy Framework
Saved Adur Local Plan Policies: AG1, AH7
Adur Submission Local Plan Policy 15 (2016)

Planning Assessment

The replacement windows will replace those existing like for like, the visual appearance of the building will therefore remain unchanged. The main bay feature will be preserved. This flat is also on a lesser prominent side of the building, on the eastern side of the building. There will be no adverse impact with regards to the visual impact of the works upon the character of the existing building or street scene.

The letter of representation refers to the applicant gaining consent from the landlord/ freeholder. This is for the applicant to pursue prior to carrying out the work. This does not preclude the development from gaining planning consent.

Recommendation

APPROVE:

Conditions:

1. **Standard time limit**
2. **Approved plans**

Informatives

1. **Proactive without amendments**

Case Officer: Hannah Barker Date: 25th April 2017

Authorised by: Jo Morin Date: 26.04.2017