Development Control – Delegated Officer Report

Application Number: **Recommendation – Approve**
AWDM/0585/13

Site: **1 Applesham Court, South Street, Lancing, West Sussex**

Proposal: **Installation of replacement PVCu windows**

Date of site visit**:** 18th June 2013

Neighbours checked: Y
Additional neighbour notifications: N
Site Notice (Wider publicity/Conservation Area): Y

Proposal, Site and Surroundings

The application site is a ground floor flat within a purpose built block of flats. The block is three storeys with a pitched roof. The windows as existing are of Georgian style with glazing bars and top opening fan lights. They are timber and stained dark brown.

Permission is sought for Flat 1 a ground floor flat to replace the existing timber stained windows with PVCu windows of matching design and appearance. Three windows are to be replaced. Two on the front elevation facing the highway and one on the side elevation which faces onto the private access to the residents parking area.

The building is not listed or within a Conservation Area.

Consultations

Lancing Parish Council: No objection.

Representations

None received.

Relevant Planning Policies

Adur District Local Plan saved policies : AG1, AH7
National Planning Policy Framework (CLG 2012)

Planning Assessment

Under the above policies, alterations, including replacement windows to existing dwellings (flats, houses and bungalows) will normally be permitted, so long as they would reflect and not materially harm the predominant characteristics and appearance of the building concerned and those of the locality, in design, proportions, materials and detailing, and so long as, also,

they would not adversely affect the amenities of the occupiers of neighbouring properties.

When visiting the site it was not obvious that any of the windows within the Applesham Court building had been replaced. All windows appeared to be the original timber stained windows, many of which are in need of redecoration. It is however considered that the replacement of the timber windows with PVCu windows is acceptable in this case. The proposed design and appearance of the windows are to match existing, the openings and glazing bars will be replicated. The profile of the windows is thicker than existing due to the change in materials. This is however considered to be acceptable; the overall appearance of the building will remain unchanged. It is also likely that other flats will apply to change their windows in the future. There will also be no adverse impact on the amenities of the occupiers of the neighbouring dwellings.

Subject to a condition requiring the replacement windows to be installed in accordance with the specification and details of the design, construction and materials submitted, only, the proposal accords with the above policies, and the application is therefore acceptable.

Conditional permission is recommended.

Recommendation

APPROVE for the reason:-

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AH7)

Subject to Conditions:-

1. Standard 3 year time limit
2. Permission relates to approved plans:

Informatives: -

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? No

Case Officer: Hannah Barker Date: 8th July 2013

Authorised by: Jo Morin Date: 8 Jul 2013