Expiry Date - 17/12/2010

# Development Control – Delegated Officer Report

**Application Number: ADC/0414/10** **Recommendation – Permit Application**

**Site:** **Flat 5 441 Brighton Road Lancing West Sussex**

**Proposal:** **Replacement 4 white UPVC windows to kitchen, lounge and bedroom**

## The Application

The application relates to a first floor flat in a larger block on the north side of Brighton Road. Retrospective permission is sought for the replacement of 4 timber windows on the front and west side elevations with UPVC windows.

## Consultations and Representations

### Consultations/Comments

Lancing Parish Council – No objections

### Third Parties

No representations received

## Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993 – 2006 (ADC 1996): AG1, AH7 and Appendix 11 'Supplementary Planning Guidance' comprising Development Control Standard No.3 'Extensions and Alterations to Dwellings'
PPS1 'Delivering Sustainable Development (ODPM 2005)

## Planning Assessment

### Policies

Policy AH7 refers to residential extensions but the principles are the same when considering extensions to non-residential buildings. It states that extensions and alterations should be designed so as not to result in an unacceptable degree of overlooking, a loss of natural light or an overbearing effect on neighbouring dwellings. They should be of sympathetic design and materials to the original dwelling and the area in general. The proportion of the garden area taken up by a proposal should not be excessive.

Government policy is set out in Planning Policy Statement PPS1 'Delivering Sustainable Development'. Relevant paragraphs are 17, which refers to the commitment to protecting and improving the environment; 18 which states that planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality through positive policies on issues such as design; and 34 which states that good design is indivisible from good planning and that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area, should not be accepted.

**Visual amenity and character**

The building is a modern, red brick building and has little architectural merit. The windows in the block are currently timber framed and the proposal would be the first to change to UPVC, although some windows in the adjacent block to the west have already changed to UPVC. It is likely that any permission will set a precedent for other flats to carry out similar work. However, it is not considered to be reasonable to refuse permission in light of the location and style of the building and the need to improve insulation in buildings in the interest of sustainability.

**Residential amenity**

There is no impact on residential amenity arising from the replacement of existing windows.

**Recommendation**

APPROVE for reason that:-

1PPi

Subject to:

1. C1Ci
2. This permission relates to the following approved plans date stamped received 22 October 2010:
   Window details and specification from Lancing Glass Works Ltd,
   Location Plan
   Reason– For the avoidance of doubt and in the interests of proper planning

Case Officer Peter Barnett Date 30 November 2010