Development Control – Delegated Officer Report

Application Number: ADC/0272/09 **Recommendation – Permit Application**

Site: **2 Cliff Lodge Old Salts Farm Road Lancing West Sussex**

Proposal: **Replacement of timber bay window to front on ground floor with UPVC window**

The Application

The site is located within the built up area of Lancing. A two storey detached building comprising of flats within a street with both dwellinghouses and flats of varying design and scale. Permission is sought to replace an existing ground floor timber window with uPVC.

Consultations and Representations

Third Parties: - No third party representations have been received.

Relevant Planning Policies and Guidance

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix II 'Supplementary Planning Guidance' comprising: Development Control Standard No.3 'Extensions and Alterations to Dwellings.'
PPS 1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessments

Policies

Policy AH7 of the local Plan states that alterations to buildings should be sympathetic in design and materials to the original dwelling and the area in general.

Residential Amenity

The building is visible from the adjacent properties however it is not considered that the replacement window will have any adverse impact on the residential amenities of the occupiers of the adjacent properties.

Visual Amenity

The building currently has both wooden and uPVC replacement windows, all are white and of the same design. The proposed replacement will have no adverse impact on the character and appearance of the building and street scene.

Recommendation

APPROVE for reason that :- 1PPi

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Case Off[redacted].....Date 20/8/09 - [redacted] 2018