

Development Management - Delegated Officer Report

Application Number: AWDM/0293/26

Recommendation – APPROVE

Site: 5 The Haven, Brighton Road, Lancing, BN15 8EU

Proposal: Replace double glazed aluminium windows with triple glazed UPVC windows. South elevation. (Retrospective application).

Date of site visit: Assessment has been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property relates to flat no.5 which is on the first floor of 'The Haven' which is a 3 storey block of flats situated on the south side of the A259 Brighton Road, Lancing. It is a white rendered, Art Deco in style purpose built block, with a flat roof. Because of the topography of the land, the building is in an elevated position and overlooks the beach to its rear. There is a green sward to its front between it and the road. At the rear of the block there is garaging and car parking.

To the west of the site are other blocks of flats; to the east of the block, and on the north side of the road there are dwellings in a mix of types with bungalows; two storey and 1 ½ storey.

The site is not in a Conservation Area nor is it a Listed Building.

Proposal:

The application seeks retrospective permission to change the existing aluminium framed windows to UPVC windows on the south elevation

- Change double glazed aluminium with triple glazed UPVC windows;
- Windows relate to living room and bedroom;
- Both windows are abutting one another;
- All to be White UPVC.

Representations: Lancing Parish Council: It was resolved to support the application.

Consultations: None

Relevant History:

AWDM/0187/17

Retention of replacement white UPVC Bi-fold doors to balcony to second floor on rear (south) elevation (retrospective). (16 The Haven).

Approved 05.04.2017

AWDM/0329/20

Replacement of window with windows and patio doors to ground floor flat on rear (south) elevation. (2 The Haven).

Approved 17.04.2020

AWDM/0558/25 : Replacement Aluminium windows and doors with UPVC, south elevation. **Approved 02.07.2025**

Together with various other applications for windows and door replacements

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15

Supplementary Planning Guidance' comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'

National Planning Policy Framework 2024

Planning Assessment

Principle

The proposal comprises upgrading the existing housing stock located within the built up area and can be supported in principle. The relevant issues are the effects on the amenities of neighbouring residential occupiers and the effect on the character and appearance of the surrounding area.

Visual Amenity

The block already has some replacement windows and doors from aluminium to UPVC, and therefore the change of window material will not be out of character within the existing Art Deco building.

The existing windows have a fixed central plain glass section with side hung casement windows and an opening fanlight window above. The central fixed pane to the living room window has a vertical central divide, but is still a fixed window.

The replacement windows do not have any opening top fanlights, and has removed the vertical central divide, creating a visually larger fixed centre window. The flat directly above no. 5 has removed this vertical central divide also, therefore the application site marries with that flat. Some of the other flats to the rear west side of the block also do not have the central vertical divide. The front elevation has a few

of the casements without the opening fanlights, indicating that the uniformity of the window designs has changed and thereby the proposal will not be out of keeping.

It is thereby considered that the change to UPVC and of the design shown, would not materially affect the visual amenities of the block and the locality in general.

Residential Amenity

There will be no material harm resulting from the change in materials onto the existing residential amenities of the neighbouring properties.

Recommendation:

Approve:

Subject to Condition(s):-

1. Approved plans

Informatives:-

1. Approved without amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey

Date: 08.05.2026

Authorised by: Peter Barnett

Date: 8 May 2026