Expiry Date - 03/11/2010

Development Control – Delegated Officer Report

Application Number: ADC/0297/10 **Recommendation – Permit Application**

Site: **9 Hazelwood Lodge Penhill Road Lancing West Sussex**

Proposal: **Replacement of 2 timber-framed windows with UPVC windows (mahogany colour external frames)**

The Application

The site is located on the north side of Penhill Road in the built up area of Lancing. A top floor flat within a purpose built block, Hazelwood Lodge a three storey building with the third floor within a mansard roof.

Permission is sought to replace two existing wooden windows with uPVC double glazed windows. The main lounge window is on the front elevation with a secondary lounge window on the side elevation. The windows are proposed to be mahogany onto white uPVC.

Consultations and Representations

Consultations/Comments

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

Lancing Parish Council: **-** No objection

Relevant Planning Policies and Guidance

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.'
PPS1 'Delivering Sustainable Development' (ODPM 2005)

Planning Assessment

Policies

Policy AH7 of the Local Plan 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.

Residential Amenity

The proposed replacement windows will not have any adverse impact on the residential amenities of the occupiers of the surrounding flats and houses.

Visual Amenity

The proposed replacement uPVC windows will be in keeping with the style and appearance of the existing windows in the building. The mahogany colour will match the existing windows in the building which have on the whole been replaced with only a few original wooden windows remaining.

Recommendation

APPROVE for reason that :- 1PPi

1. C1Ci
2. The replacement windows hereby permitted shall be carried out in accordance with the following approved plans: -

   Details of proposed windows, quotation, photographs and drawings – received 8th September 2010.
   Reason: - For avoidance of doubt and in the interests of proper planning.

Case Officer Hannah Barker Date