Development Management – Delegated Officer Report

Application Number: AWDM/0666/19 Recommendation – APPROVE

Site: 4 Applesham Court, South Street, Lancing, BN15 8AU

Proposal: Replacement of 2 no. timber windows at first floor level east elevation with brown UPVC windows.

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is situated on the west side of South Street, and is approx. 200m from the A259 to the south. Applesham Court is a 3 storey block of flats, with buff coloured bricks and tan coloured quoins. All the windows within the block of flats are dark brown. No. 4 is a first floor flat.

The proposal seeks permission to change 2 no. windows of the flat from timber to UPVC windows coloured brown. The windows are facing the front onto South Street, therefore visible within the street scene.

The building is not located within a Conservation Area and is not Listed.

Representations: Lancing Parish Council : No objection

Relevant Planning Policies
Adur Local Plan 2017: Policies 15
Development Management Standard no. 2 – Extensions and Alterations to Dwellings
National Planning Policy Framework (CLG 2012)
National Planning Practice Guidance

Planning Assessment

The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The proposed new windows will be of the same Georgian style and colour as the existing windows, the difference being the material i.e. changing from timber to UPVC. Others have undertaken changes to UPVC windows within the block, namely Flat 1 (AWDM/0585/13); Flat 2 (AWDM/0651/16); Flat 5 (AWDM/0652/16) ;Flat 10 (AWDM/1288/18) and Flat 7 (AWDM/1778/18)

It is not considered that the change of materials will result in a loss of character in the building, the colour of the windows will remain the same as the existing colour

used. Many other windows within the building have been replaced with UPVC the change will therefore be in keeping here.

Residential Amenity

The replacement windows will not result in any impact upon residential amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

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

Case Officer: Hannah Barker Date: 5th June 2019

Authorised by: Peter Barnett Date: 5 June 2019