Development Management - Delegated Officer Report

Application Number: AWDM/0768/21 Recommendation – APPROVE

Site: 26 The Haven, Brighton Road, Lancing, BN15 8EU

Proposal: Replacement white UPVC windows and doors to south and north elevations at first floor

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. 26 which is on the first floor of 'The Haven' which is a 3 storey block of flats situated on the south side of 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 permission to change the existing aluminium framed windows and door to UPVC windows and door.

North elevation:
Bathroom window (A)
Bedroom window (B)
Bedroom window (C)

East elevation:
Bedroom window (D)

South elevation:
Bathroom window (E)
Kitchen window (F)
Living room window (G)
Balcony doors (I)

West elevation:
Balcony window (H)

Representations: Lacing Parish Council: No objection.

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

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 2019

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 PVCU, and the change of window materials is not looking out of character within the existing Art Deco building.

The application changes have kept the same size frames and proportions, including dimensions etc. opening windows and black side panels.

It is not thereby considered that the material change would 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
2. Standard time limit

Informatives:-

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 07.06.2021

Authorised by: Peter Barnett Date: 7 June 2021