Development Control – Delegated Officer Report

Application Number: AWDM/1685/15 Recommendation – APPROVE

Site: 7 Heatherlea House 73 - 79 Crabtree Lane Lancing West Sussex

Proposal: Replacement three timber windows with uPVC in similar colour on second floor to north and west elevations.

Date of Site Visit: 5.01.16

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a second floor flat in a modern block of flats on the south side of the road and within a residential area. Many of the units in the block have had replacement upvc windows although the glazing pattern is generally consistent across the different units. There are some examples of changes in opening method and thickness of glazing bars and frames as would be the case with any uPVC replacement. The replacements have been finished in mahogany colour to match the original timber stain.

The proposal is to replace three existing timber framed windows with double glazed UPVC framed windows. The proposed windows will be in a living room, bedroom, and kitchen, two being in the frontage elevation and the third being in the west side elevation. All three windows will be designed to replicate those currently installed including the mahogany finish. However the smaller window on the front elevation serving the bedroom has an altered opening method with a top opener proposed as well as the full side opener.

Relevant site history:

L/165/02/TP – Replacement front/east side ground floor uPVC windows.

L/2/03/TP – 3 replacement uPVC first floor windows at rear (flat5)

AWDM/1547/14 - Replacement uPVC windows to north and east elevations.

Consultations: none

Representations: None received

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7
National Planning Policy Framework 2012

Planning Assessment

Principle

The proposal comprises upgrading of a residential building located within the built up area and can be supported in principle.

Visual amenity

The proposed windows will be of UPVC as opposed to timber framed but as they would have the same colour finish and general dimensions as the present units the overall appearance would remain in keeping with the character and style of the existing building.

The proposed plans in this case show the bedroom window to have a different opening method as mentioned above. Although this will alter the design of the windows it is not considered to be of such significance to warrant a refusal in this case. It should also be noted that the ground floor window as approved under AWDM/1547/14 shows a similar variation. Despite this it is considered that the consistency and uniformity of the blocks fenestration design is preserved.
On this basis, the proposed change to the windows is not considered to harm the character or appearance of the block in any detrimentally significant way and therefore the character of the area would be unharmed.

Residential amenity

The proposal will not adversely affect residential amenity.

Recommendation

APPROVE

Subject to Conditions:-

1. Time limit
2. Approved plans:

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Case Officer: Hannah Barker Date: 11th January 2016

Authorised by: Jo Morin Date: 12.01.2016