Development Management - Delegated Officer Report

Application Number: **Recommendation - Approve**
AWDM/0782/12

Site: **18 Southbank Court Brighton Road Lancing**

Proposal: **Replacement of existing aluminium double glazed windows and doors with white PVCu double glazed windows and doors with brown sills.**

Date of site visit**:** 7th August 2012

Neighbours checked**:** Y

Additional neighbour notifications**:** N

Proposal, Site and Surroundings

Southbank Court is formed of 5 three storey buildings on the south side of Brighton Road Lancing. The buildings were constructed in the 1980s and are similar in design with matching use of materials with parking at ground floor level. This application relates to no. 18 which is the ground floor flat within the most easterly of the five buildings.

Permission is sought to replace the existing white aluminium double glazed windows and doors with white PVCu double glazed windows with brown sills. There are two windows to be replaced on the ground floor front elevation of the building facing onto Brighton Road. And one window on the rear, south elevation. The front door on the west elevation is to be replaced and two windows and a door are to be replaced on the eastern elevation.

Relevant Planning History

No relevant planning history.

Consultations

None

Representations

None

Relevant Planning Policies

Adopted Adur District Local Plan 1993-2006 (ADC 1996) (saved policies): AG1, AH7 and Appendix 11 ‘Supplementary Planning Guidance’ comprising:
Development Control Standard No.3 ‘Extensions and Alterations to Dwellings’
South East Plan (GOSE 2009): CC1, CC6, BE1
National Planning Policy Framework (CLG 2012)

Planning Assessment

Under the above policies, alterations to existing dwellings will normally be permitted, so long as they would reflect and not materially harm the predominant characteristics of the building concerned and the surrounding area, in terms of their design, proportions, layout, construction, positioning, materials and finishes, and also so long as they would not adversely affect the amenities of neighbouring properties.

Although there are no planning records it appears that some of the windows in the Southbank Court development have been replaced with uPVC. Although the five buildings clearly form one single development they are not identical and there is some variation. The balustrading and window positions vary. The proposed windows and doors match in general design those existing and the brown sills will replicate that of the existing windows. The uPVC frames are however thicker than the existing aluminium frames and will visually look different to the existing aluminium windows. The proposed side windows and door are set at a lower level and are not highly visible within the street scene. The bathroom window faces onto the caravan park to the rear at a low level. The front door is within a recess and equally is not a prominent building feature. The two ground floor windows face onto the highway at ground floor level. It is however considered, on balance, that the difference is very subtle and when viewed within the context of the building and the Southcourt development as a whole the proposed replacements are acceptable. It should also be acknowledged that it is highly likely that over time there will be a requirement for the upgrading of more of the aluminium windows to uPVC which would be in keeping and match those proposed in this case.

This is subject to a condition requiring the replacement windows and balcony doors to be carried out in accordance with plans submitted, only, unless otherwise agreed in writing with the LPA, in the interests of visual amenity, the proposal accords with the above policies and is acceptable.

On this basis, conditional permission is recommended.

Recommendation

1. C1 (C) (i) – Standard full permission – 3 years
2. Works to be carried out in accordance with drawings submitted
Block Plan, profile chart, photographs and scale drawings of proposed windows received 30th July 2012.

Reason for granting permission

The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

Is recommendation contrary to letter(s) of representation? No

Case Officer: Hannah Barker Date: 23rd August 2012

Authorised by: Jo Morin Date: 24 August 2012