Expiry Date - 02/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0581/24 Recommendation – APPROVE

Site: 3 Mill House Gardens Worthing West Sussex BN11 4NE

Proposal: Replacing wooden windows with same style UPVC units

Date of site visit: 03/06/2024.

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to a ground-floor flat located to the south of Mill Road and to the east of the private cul-de-sac Mill House Gardens. The building is a two-storey mews-style terrace occupied as flats and comprises a mix of facing brick, white render, and detailed tile hanging elevations, a plain tiled hipped roof with front gable and rear turret feature, along with white painted timber windows. The building abuts Mill House Gardens to the side (west) and rear elevation and is set-back a moderate distance from Mill Road behind a brick and flint wall and hard and soft landscaping to the front garden space.

The subject of this application are the windows to the ground-floor flat No. 3. A total of 4No. windows are proposed to be replaced, 2No. casement windows to the front (north), 1No. casement window to the side (west), and 1No. vertical sliding sash window to the turret feature to the rear corner (south). The white painted timber windows would be replaced with white UPVC windows.

The property is not listed nor located within a Conservation Area.

Relevant Planning History:

None at the application property.

Approval at the first-floor flat No. 4 Mill House Gardens for replacement of timber bay window with uPVC to west elevation under AWDM/1357/20, decision issued 03 Nov 2020. And also for the installation of white PVCu replacement windows to first floor flat under AWDM/0057/11, decision issued 30 Jun 2011.

Approval at No. 6 Mill House Gardens to replace existing timber windows and front entrance door with white uPVC under AWDM/0193/18, decision issued 12 Apr 2018.

Approval at No. 17 Mill House Gardens for replacement of timber windows and door with uPVC windows and door under AWDM/1477/12, decision issued 10 Jan 2013.

Approval at No. 23 Mill House Gardens for installation of replacement windows in white PVCu under 09/0182/FULL, decision issued 27 Apr 2009.

Installation of white PVCu replacement windows to flats 2, 5, 6, 11, 19, 20, 22 and 24 and provision of replacement GRP composite front doors to flats 2, 5, 6, and 11 approved under 08/1103/FULL, decision issued 19 Jan 2009.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There is no objection in principle to alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

Mill House Gardens has a mix of two and three-storey buildings comprising both houses and flats which encircle and enclose the cul-de-sac, creating a tightly grained environment. The buildings within the cul-de-sac are consistent in terms of form, scale, design, and finishing materials. A particularly distinctive feature of these buildings as a collective are the 2No. turrets, most prominently seen to the front of the three-storey building to the westerly side of the road, but also to the south of the application building. The windows to these turret features exhibit 6 over 6 vertical sliding sash units, and although not every window is the original white painted timber unit, it is evident that properties have achieved sympathetic replacements in a UPVC form, namely at the first-floor flat No. 4 directly above the application property which serves as the other window to this respective turret feature. Accordingly, it was found necessary to require the replacement windows to this turret feature to be 6 over 6 vertical sliding sash units with run-through sash horns in order to sensitively replicate what exists and subsequently not harmfully detract from the character of the distinctive turret features which gives the cul-de-sac a

unique identity. Whilst the replacement windows would have a modern aesthetic and be heavier in appearance by virtue of the chunkier UPVC frames, they are considered to reflect the style, proportions, and design of the existing windows and would sufficiently respect the character of the turret feature and surrounding area.

The other windows to the building are not comparable with those in the turret features in view of their aforementioned distinctiveness. Thus, the replacement UPVC casements as proposed would not result in adverse harm to the character of the building and surrounding area. In any event, these replacements would replicate the appearance of the existing windows in respect to style, proportion, design, and opening configuration. Moreover, many properties within the street scene and wider locality have achieved similar UPVC replacements.

There would be no adverse impact on the visual amenities of the locality resulting from this proposal.

Residential Amenity

There would be no material planning issues in relation to residential amenity as the development by virtue of its minor and like-for-like nature would have no impact on the living conditions of surrounding neighbours.

Other

Some added weight can be given to the increased thermal efficiency of the flat as a result of the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard Time Limit
3. White Vertical Sliding Sash Window To Turret Feature

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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

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Case Officer:	Jason Albon	Date: 01/07/2024
Authorised by:	Jo Morin	Date: 01.07.2024