Development Management - Delegated Officer Report

Application Number: AWDM/1183/23 Recommendation – APPROVE

Site: 8 Cranleigh Court, 14 Byron Road, Worthing, BN14 7DQ

Proposal: Replacement UPVC windows to first floor flat

Date of site visit: Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

Cranleigh Court, is positioned in the town centre of Worthing, located on a corner plot facing Byron Road to the west, and Shelley Road to the north. The property is a 4 storey block of flats, with the application site, flat no. 8, being situated on the first floor.

The site is not within a Conservation Area.

The properties within the surrounding area comprise predominantly residential, but also there are commercial uses too. The heights of the properties are varied, and there is a mix of designs and age range.

Proposal:

Permission is sought to:-

- Replace 4no. windows on the first floor west elevation; and
- Replace 1no. window on the first floor south elevation

Relevant History: Various

Representations: None received

Consultations: None received

Relevant Planning Policies and Guidance

Worthing Local Plan: SP1, DM5
National Planning Policy Framework 2023
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

There is no objection in principle to the change of windows within this flatted development subject to the effect on character of the existing block of flats together with the neighbouring properties

Visual & Residential Amenity:

The replacement windows will be to the front (west) elevation and to the south elevation, and they will be replacing the existing UPVC windows for the same material. They will also match in style, colour as the existing windows, but some of the openings will be slightly different i.e. bottom opening and not top opening. Replacement UPVC windows have previously been allowed to many of the flats within Cranleigh Court.

It is considered that all the changes to the windows are minor in nature, and will not materially impact on the visual character of the block or the existing residential amenities of the neighbouring flats, and will also not affect the character and appearance of the street scene.

Recommendation APPROVE subject to the following condition(s)

1. Approved plans
2. Standard time limit

Informative:

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 19.10.2023

Authorised by: Jo Morin Date: 19.10.2023