Expiry Date - 17/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1557/23 **Recommendation – APPROVE**

Site: **34 Westminster Court Brighton Road Worthing West Sussex**

Proposal: **Replacement UPVC windows and doors to South and West elevations**

Date of site visit: 12/12/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of the A259 on the approach into Worthing within a mixed use area of residential and commercial buildings. The building comprises of a 9 storey purpose built block of flats with brick elevations, white rendered balconies to the front with glazed balustrades and white UPVC windows and doors. Flat 34 to which the application relates is located on the top floor to the south-east front corner of the building. The building is set back from the road behind a communal garden area. There is a 6 storey block of flats to the east side, a 2 storey block to the west side, residential houses to the north and a parade of shops and commercial uses opposite to the south side of the road.

The building is not listed and is not within a conservation area.

Proposal

Planning permission is sought for replacement windows and doors in UPVC to the south and east elevations of the building.

Very limited information has been provided in relation to the configuration of existing windows and doors at this property and no existing plans or dimensions have been provided. An annotated photo has been submitted however as the property is on the top floor and the photos is taken from ground level it is very difficult to see any specific detail. It has therefore been assumed from the limited views available, that the existing fenestration at this flat is similar to those in the rest of the building.

The doors and windows would be replaced in white UPVC to match the configuration, openings, size and style of other fenestration in the building.

Relevant Planning History:

Various consent granted for replacement doors and windows at other flats within this block.

Consultations:

None required

Representations:

None received

Relevant Planning Policies

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

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

Despite limited details being provided in relation to the existing windows and doors at this flat, many of the windows and doors within this block have already been replaced in a similar manner to those proposed. The replacement fenestration would reflect the design, openings and frame size of others in the block and would not result in any visual difference to the external appearance of the building. The proposal would not appear out of keeping with the rest of the block or have any detrimental impact on the visual amenities of the locality.

Residential Amenity

There are no additional or enlarged openings resulting from this application. Other than for some minor inconvenience during the fitting of replacement windows, the proposal would not have any detrimental impact on the residential amenities of neighbours.

The proposed windows would enhance energy efficiency and greatly improve the thermal capacity of the property, enhancing the living conditions for the occupants and resulting in a sustainable development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

2. Standard time limit

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: Amanda Haslett Date: 11/01/24

Authorised by: Jo Morin Date: 11.01.2024