Expiry Date - 22/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0128/24 Recommendation – APPROVE

Site: 22 Maple Court Wallace Avenue Worthing West Sussex

Proposal: Replace all existing timber windows and single timber external (balcony) door with white UPVC.

Date of site visit: Observed from the street scene on 29/02/2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to 'Maple Court' located to the west side of Wallace Avenue within a predominantly residential area; immediately north of Maple Court is mixed-use development as part of Goring Road District Centre.

Maple Court is a three-storey purpose-built block of flats comprising a total of 21 flats spread evenly across the three floors. The building is set back a good distance from the street scene behind a shallow wall with shrubberies above and a well maintained front lawn. A private road off Wallace Avenue runs to the north side of the building for access to the garages located to the rear. The building has an irregular footprint with a staggered front building line but displays a uniform appearance through the cohesion in its vertical sections. Projecting balconies with a metal balustrade to the front are a key feature to the upper floors of the block. The cohesion in the fenestration positively contributes to the character and aesthetic of the block, despite evidence of the original white timber units having been stripped out for UPVC replacements.

Flat No. 22 is located to the top (third) floor to the north-easterly most corner of the building. The subject of this application is the kitchen window and living room window and balcony door to the front (east) elevation, along with the bedroom window to the side (north) elevation. Permission is sought for the replacement of the white timber units with white UPVC units.

Maple Court is not listed nor located within a Conservation Area.

Relevant Planning History:

The block of flats 'Maple Court' was constructed subsequent to permission WB/0118/71 for the redevelopment by erection of 3 storey block of 18 x 1 bedroom flats with 3 bed-sitting room units together with 11 garages & 10 car

parking spaces (Revised under WB/0203/71), decision issued 16 February 1971.

Plenty of examples of replacement windows and doors from timber to UPVC have been achieved at the block:

- 9 Maple Court - Replace existing timber windows and door with white uPVC in similar style to first-floor flat on south and east elevations under AWDM/0069/17, decision issued 03 Mar 2017.
- 1 Maple Court - Retrospective application for replacing 4 windows and 1 x door to match existing under AWDM/1073/11, decision issued 24 Jan 2012.
- 3 and 4 Maple Court - Installation of replacement white upvc doors and windows under 04/01404/FULL, decision issued 13 Jan 2005.
- 19 Maple Court - Installation of new white double glazed uPVC framed windows under 04/01206/FULL, decision issued 23 Dec 2004.
- 15 Maple Court - Installation of white PVCu replacement windows and door under 04/00252/FULL, decision issued 15 Apr 2004.
- 2 Maple Court - Replacement of existing windows and door with PVCu windows and door under 01/00294/FULL, decision issued 30 Apr 2001.
- 10 Maple Court - Installation of white replacement PVCu windows under 01/00176/FULL, decision issued 02 Apr 2001.
- 6 Maple Court - Installation of replacement PVCu double glazed windows and door under 00/01070/FULL, decision issued 11 Dec 2000.
- 18 Maple Court - Installation of replacement PVCu windows and door under 00/00354/FULL, decision issued 22 May 2000.
- 16 Maple Court - Installation of replacement white PVCu windows under 99/01010/FULL, decision issued 10 Jan 2000.
- 20 Maple Court - Installation of replacement double glazed PVCu windows under 99/00784/FULL, decision issued 18 Oct 1999.
- 17 Maple Court - replacement of existing timber casement windows with upvc windows under 93/05840/FULL, decision issued 09 Mar 1993.

Consultations: None.

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)

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Planning Assessment

There is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality.

Visual Amenity

The replacement UPVC units would be readily visible to the street scene as they would be inserted into the existing openings. Whilst there would be a degree of added bulkiness and heaviness to the appearance of the modern units, the harm is not considered to be significant in view of the plentiful history of UPVC replacements on the building, which appears to now be the predominant material used as fenestration. In any event, the replacements would be of the same profile, opening configuration, and clarity/ obscurity of glazing as exists. The replacement windows would be in keeping with the building and would not result in a detrimental impact on visual amenity.

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 weight is given to the increased thermal efficiency of the flat as a result of the proposal, which can be viewed as a sustainable alteration.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Window Detail

Informatives

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

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Case Officer:	Jason Albon	Date:	19.04.2024
Authorised by:	Jo Morin	Date:	22.04.2024