Expiry Date - 08/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1040/24 Recommendation – APPROVE

Site: 11A Belsize Road Worthing West Sussex BN11 4RH

Proposal: Installation of replacement Wooden windows to UPVC sash windows

Date of site visit: Observed from the street scene on 09/10/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to No. 11 A Belsize Road, a ground-floor flat within a two-storey former single dwelling house which now comprises of 2No. flats, located to the west side of the road. The first-floor flat is occupied by No. 11 Belsize Road. The attached property No. 13 Belsize Road appears to be a mirrored copy of the original application property and remains as a single dwelling house. The semi-detached pair comprise a traditional and characterful Victorian building, notable features include the double-height box bay window (which creates the front gable protrusion) with brick and timber pilasters between individual windows, the contrasting patterned brickwork to the elevations, the patterned metal framing under the front canopies to entrances, and the decorative ridge lines. Whilst the semi-detached pair continue to express a strong sense of uniformity, some alterations have been made to unbalance their synergy, the most profound of which are the windows to No. 13 where the original white painted timber vertical sliding sash windows have been replaced with unsympathetic UPVC casements. By contrast, the original windows remain to No. 11/ 11 A. The building is set-back from the public realm a short distance behind a moderate sized brick and flint wall with brick piers along with access gates.

The character of the semi-detached pair is also expressed at the adjacent semi-detached pair to the north No. 15 and No. 17 Belsize Road, and there are other examples of similar style Victorian buildings within the street scene. Notwithstanding, there is general diversity in the type, form, and design or buildings within both the immediate and wider locality.

The property is not a listed building or located within a Conservation Area and there are no protected trees on site. The northern edge of Heene Conservation is located close-by, with some properties to the south end of Belsize Road encompassed within its designation.

Proposal

Full planning permission is sought to replace the windows to the box bay window to the front of the flat (total of 4No. windows) which serves a bedroom.

The existing single glazed white timber vertical sliding sash windows would be replaced with double glazed white UPVC vertical sliding sash windows from the Heritage rose range.

Relevant Planning History: None relevant.

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 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

Following discussions with the applicant, the application has been amended and now proposes a 'Heritage Rose' UPVC sliding sash window which would more closely replicate the proportions and details of a traditional timber sash window than the standard sliding sash unit initially proposed. Whilst the replacements would result in the loss of the original timber windows on the ground-floor front bay and consequently result in some loss of character, the degree of harm is not considered to be so serious as to warrant refusal.

Residential Amenity

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

Other

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

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 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

Case Officer: Jason Albon Date: 07.11.2024

Authorised by: Jo Morin Date: 07.11.2024