Expiry Date - 03/04/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0135/25 **Recommendation: APPROVE**

Site: **195A Tarring Road Worthing West Sussex BN11 4HN**

Proposal: **Replacement windows in UPVC (fronting Tarring Road)**

Date of site visit: Desk-top using Google Street View Imagery

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a self-contained first-floor flat above a commercial unit with a 2-storey terrace fronting the south side of Tarring Road.

The property is located within the Tarring Road Medium Scale Local Shopping Centre. There are ground-floor commercial units on either side which also have residential flats on the upper floor(s). The flat is accessed from the rear via a narrow twitten between Nos. 195 and 197.

The property is not Listed or locally listed or within a conservation area.

Proposal

Permission is sought to replace the timber sash windows in the canted bay window above the shopfront with UPVC casements. Following amendment, the bottom unit in each window would be openable with a fixed top unit.

Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

There is no objection in principle to extensions and 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

The property comprises the first-floor end-of-terrace within a 2-storey block to the east of the junction with Harrow Road. The terrace is primarily made up of late Victorian/Edwardian properties with shallow forward-projecting shopfronts at ground-floor fronting Tarring Road with bay windows centred above and behind at first floor. The bay windows have distinctive ‘gablet’ roofs with decorative timberwork. Nos 193a and 195a retain the original timber sash windows. The bay windows at 189a and 191a have been replaced in UPVC. Both consist of UPVC casements with openable bottom units and fixed top units. There are no planning records relating to these replacement windows, but they appear to have been in existence for some time (and in both cases since at least 2012).

The terrace incorporates some attractive character features but has no formal heritage designation. Only the decorative corbels separating the canted shop fascias remain of the original shop fronts. Whilst the removal of the existing timber sash windows at 195a will result in some further loss of traditional character, the opening design of the UPVC replacements will at least match those existing at Nos 189a and 191a and would not therefore result in unacceptable harm to the street scene or local character.

Residential Amenity

There would be no adverse amenity impacts for adjoining residential occupiers.

The occupier of the existing flat at 195a will benefit from improved thermal efficiencies and improved protection from road traffic noise.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. White UPVC

Informative

Pro-Active Amendment.

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

Case Officer: Jo Morin Date: 12.03.2025

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Authorised by: Peter Barnett Date: 12 March 2025