Expiry Date - 17/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1545/24 Recommendation – APPROVE

Site: Apartment 34 Warnes Steyne Gardens Worthing

Proposal: Installation of replacement patio doors in aluminium.

Site Visit: 14/02/2024

Neighbours Notified: Y

Site and Surroundings
The property is a flat on the south eastern side of Steyne Gardens. The flat itself is located on the 4th floor and faces to the south west. The site currently has patio doors to the balcony which have broken and are no longer fit for use.

The property is within the Steyne Gardens conservation area but the property is not a listed building.

Proposal
It is proposed to replace the existing single aluminium anthracite grey French doors and windows with new similar in style windows and doors. The existing windows and doors have broken and are no longer fit for use. The new doors will be sliding rather than the traditional French styled doors. Other than this the appearance will not change.

Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies
Worthing Local Plan: Policy DM5, DM24
National Planning Policy Framework 2023
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment
There is no objection in principle to the replacement windows to residential flats within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity
The application relates to a semi visible frontage in a prominent area that can be seen from Steyne Gardens. Due to the location in the conservation area and on the front elevation the impact needs to be carefully considered.

With the sympathetic style of the proposed alteration to use materials that are similar to the existing the impacts are mitigated. The proposed doors are similar in appearance and due to the 4th floor nature of the proposal it is not considered that the minor alteration in them would be noticeable from the street scene.

As such it is not considered that there will be any unacceptable harm to visual amenity or the character or appearance of the locality and the proposal would preserve the appearance of the conservation area.

Residential Amenity

The proposed replacements would utilise existing window openings and would not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit

Informative

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 17/02/2025

Authorised by: Louise Prew Date: 17/02/2025