Expiry Date - 14/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0762/24 Recommendation – APPROVE

Site: Flat 12 Capelia House 18 - 21 West Parade Worthing

Proposal: Remove existing 3rd Floor window on the South elevation and replace with white Rehau PVCu window

Date of site visit: Observed from the street scene on 10/07/2024

Neighbours checked: Y - Notified via site notice on 10/07/2024

Proposal, Site and Surroundings

The application relates to 'Capelia House' which comprises a seven-storey purpose built block of flats located to the north of West Parade. Purpose-built blocks of flats of varying storeys, shapes, and designs dominate the building type within the immediate surrounding area along this section of coastal road. These blocks are set a good distance back from the street scene and there is little variation in their building line. Capelia House is set behind a brick wall with hard landscaping and vegetation to the front communal area and vehicle accesses either side. The area is characterised by its openness.

Capelia House comprises a total of 40No. flats spread across the seven floors. The block comprises distinctive facing brick elevations which gives the building a heavy appearance, emphasised strongly by the projecting brick built balconies. The block has a strong uniformity expressed through the fenestration, balconies, and brick detailing.

The subject of this application is the front (south) facing window to flat No. 12 which occupies the third-floor. The window is situated to the centre of the block adjacent the balcony. The white UPVC window would be replaced with a new white UPVC window, inserted into the existing opening.

Capelia House is not listed nor located within a Conservation Area.

Relevant Planning History:

The block of flats 'Capelia House' was implemented subsequent to permission WB/0769/85 for redevelopment of site by erection of 40 flats, 7 storeys in height together with 67 car parking spaces and ancillary works, decision issued 12 November 1985 (allowed on appeal).

Applications for replacement UPVC windows achieved at many flats on the block, most recently at No's:

19 (under AWDM/0518/22), 29 (under AWDM/1991/21), 40 (under AWDM/1573/21), 35 (under AWDM/1304/21), 25 (under AWDM/0307/21), 10

(under AWDM/0132/21), 15 (under AWDM/1433/20), 4 (under AWDM/1117/20), 32 (under AWDM/1854/19).

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

The replacement UPVC window would be like-for-like in terms of its form, design, colour, obscurity/ clarity of glazing, and pane and opening configuration (side opening panes and central fixed pane). The replacement window would perhaps appear slightly heavier given its modern aesthetic, however, the alteration to the appearance of the flat and block this would present is considered to be marginal given the sufficient replication to what exists and the context of the flat, set a good distance back from the street scene and at a fairly high level. In addition to this, significant weight is applied to the fact that many other flats at Capelia House have successfully inserted UPVC replacements units. The aforementioned uniformity and aesthetic of the block would not be disturbed and the units would be in keeping with the existing fenestration.

The character and appearance of the block and surrounding area would not be adversely affected as a result of the replacement window and there are no visual amenity grounds to resist the proposal.

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 added weight can be given 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 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: Jason Albon Date: 09.08.2024

Authorised by: Jo Morin Date: 12.08.2024