Expiry Date - 01/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1144/24 Recommendation – APPROVE

Site: 6 College Gardens Worthing West Sussex BN11 4QQ

Proposal: Replacement of wooden frame single pane windows in bathroom and W/C with uPVC double glazing

Date of site visit: 01/10/2024

Neighbours checked: Y - Notified via site notice on 01/10/2024

Proposal, Site and Surroundings

The application relates to an inverted L-shaped part four and part three-storey purpose built block of flats located on the north side of College Gardens. The block comprises a mix of facing brick and tile hung elevations, a combination flat roof, and predominantly white UPVC fenestration. The block lacks strong uniformity in its appearance. Whilst the other blocks of flats within College Gardens exhibit a similar character, the surrounding area comprises a diverse mix of residential property differing in form, scale and design.

The relevant block comprises a total of 43No. flats spread across the three/ four floors. The subject of this application are 2No. windows to the north elevation of flat No. 6, which is located to the first-floor. The windows are located on a face of a wall within a peculiar open void to the centre of the block and serve a W/C and a bathroom. The existing single-glazed white painted wooden casement windows would be replaced with double-glazed white UPVC casement windows, inserted into the existing opening.

The property is not listed nor located within a Conservation Area.

Relevant Planning History:

Approval at the application property for installation of replacement white PVCu windows to lounge and kitchen under 06/0801/FULL, decision issued 30 Aug 2006.

Approval at other flats within the block at:

- No. 10 (05/0129/FULL) - installation of white PVCu replacement windows, decision issued 21 Mar 2005.
- No. 26 (05/1064/FULL) - installation of white PVCu replacement windows, decision issued 16 Nov 2005.
- No. 5 (01/01201/FULL) - installation of replacement PVCu double glazed windows, decision issued 02 Jan 2002.

- No. 31 (01/00884/FULL) - installation of replacement PVCu double glazed windows, decision issued 03 Oct 2001.
- No. 32 (00/01129/FULL) - installation of replacement PVCu windows, decision issued 27 Dec 2000.
- No. 23 (98/00750/FULL) – Retention of replacement PVCu double glazed windows, decision issued 26 Oct 1998.
- No. 7 (WB/0658/98) - installation of replacement double glazed windows, decision issued 29 Sep 1998.

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 windows would be completely hidden from any public viewpoints by virtue of their siting within an open void to the centre of the block. In any event, the windows would be like-for-like in terms of their size, design, colour, obscurity/ clarity of glazing, and opening style. White UPVC casements appear to be the prevailing material and style for fenestration on the block.

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 siting and minor 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

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: 30.10.2024

Authorised by: Louise Prew Date: 30/10/2024