Expiry Date - 15/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1513/23 Recommendation – APPROVE

Site: Flat 1 17 Alexandra Road Worthing West Sussex

Proposal: Replace timber-framed window in rear elevation with uPVC alternative.

Date of site visit: Desk based assessment undertaken.

Neighbours checked: Y

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application site is a two storey terrace dwelling on the western side of Alexandra Road, a residential street which comprises primarily two storey flats and houses. No. 17 has a two storey bay to the front. This first floor window on the southern side hosts a bow window. The window subject to this application is on the rear elevation on the ground floor.

The property is not located within a conservation area, nor is the building listed. A number of other windows at the front and rear of the property have already been replaced in UPVC.

Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy DM5
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 existing timber window is in poor condition. While the UPVC replacement will result in some loss of original character to this older building it will not be

visible from any public vantage point. There is not considered to be any unacceptable harm to the street scene, the character and appearance of the building or overall area. A condition requiring the proposed window to match the existing will be attached to ensure the appearance remains satisfactory.

Residential Amenity

The proposed replacement will the pre-existing window openings and do not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Window Design to be Similar to Existing

Informative

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 15/02/2024

Authorised by: Louise Prew Date: 01/03/2024