Expiry Date - 15/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1525/24 Recommendation – APPROVE

Site: Flat 2 147 Heene Road Worthing West Sussex

Proposal: Replacement UPVC windows and door to south side of first floor flat

Date of site visit: 25/03/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Heene Road within a residential area of Worthing and within the Shakespeare Road Conservation Area and is identified as a positive contributor in the conservation area. The property comprises a semi-detached, two storey building with brick elevations, a tile hung bay with mock Tudor gable to the front and a hipped roof. Windows are a mix of timber and UPVC. No.147 is occupied as two flats, one at ground floor and one at first floor; this application relates to the first floor flat, Flat 2 accessed via external metal steps to the south side of the building. The property is set back from the road behind a low fence, front garden and driveway.

The property is not a listed building and there are no protected trees on site.

Proposal

Planning permission is sought for replacement windows and a door in UPVC to the south side elevation at first floor.

The existing windows are single glazed timber casements with fanlights and drip rail. The door is timber painted red.

The replacement windows would be of the same style and proportions as the existing windows but with slightly thicker frames and fixed panes to the bottom. The replacement door would be red UPVC/composite of the same design with four panels.

Relevant Planning History:

None relevant

Consultations:

Design & Conservation Architect **-** No objections

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Worthing Society – No comments received

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Shakespeare Conservation Area Appraisal

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 Conservation Area and the visual and residential amenities of the locality.

Conservation Area and Visual Amenity

The proposed replacement windows and door are to the side of the building and set back from the road. Although these features are visible from the road they are not prominent in the street scene. Other windows to this property have already been replaced in UPVC of varying quality, including both front bay windows (ground and first floor) and the side windows at ground floor. It is noted that the windows to the front of the building that have already been replaced in UPVC have far more impact due to their prominence at the front of the building and are clearly visible from the conservation area, however these windows have been in place in excess of 10 years and are therefore exempt from any enforcement action.

The replacement door and windows to the side are very similar in design and proportions to those existing with only the window frame being slightly thicker and due to their set back, side location these would not detract from the character of the building or the wider conservation area.

There would be no significant adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

There are no additional or enlarged openings resulting from this application. Other than for some minor inconvenience during the fitting of replacement windows, the proposal would not have any detrimental impact on the residential amenities of neighbours.

The proposed windows would enhance energy efficiency and greatly improve the thermal capacity of the property, enhancing the living conditions for the occupants and resulting in a sustainable development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

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:	Amanda Haslett	Date:	14/05/25
Authorised by:	Peter Barnett	Date:	15 May 2025