Development Management – Delegated Officer Report

Application Number: AWDM/0056/25 **Recommendation – APPROVE**

Site: **15 Knightsbridge House 50 Marine Parade Worthing West Sussex BN11 3PP**

Proposal: **Replacement timber windows and doors (retrospective)**

Date of site visit: 3 April 2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

Knightsbridge House, Marine Parade is a 5 storey block of flats, in the town centre of Worthing. The ground and first floor are in commercial use being M&S retail unit.

The site is located on the northern side of Marine Parade, opposite the seafront promenade. The block is also located directly to the east of the Worthing multi-storey car park.

The application relates to the fenestration within the south elevation on the top floor at the western end of the building. The windows on the front elevation of the flat are not directly viewable from the pavement to the front, but can be viewed from the promenade on the opposite side of the road.

The property is not within a conservation area does not contain a listed building or structure. The building is also not on the council's local interest list. Buildings to the east and the promenade to the south are within South St Conservation Area.

Proposal

The application seeks to regularise the replacement windows and doors which have been installed to the property. The replacement doors are timber and have been painted to match in colour the other fenestration in the building. The style of the windows and doors has changed with bi-fold doors installed instead of the large windows with fanlights and a single side hung door.

Relevant Planning History:

<u>Flat 2</u>

93/05431/FULL | REPLACEMENT UPVC WINDOW TO WEST ELEVATION
Permitted 10 Nov 1993

Flat 19

AWDM/0717/22 | Replacement of double glazed windows and doors in dark wood UPVC to southern elevation of flat (third floor flat). Permitted 25 July 2023

Consultations: None undertaken.

Representations:

Two representations were received:

- Application does not reflect the actual changes that have taken place
- This is not a like for like replacement of the windows
- Bi-fold doors were never fitted and so represent a material change in terms of design and size
- Will set a precedent for other leaseholders if approved
- What is on the application form doesn't match what has taken place. There is no mention of the removed wall
- Another person in the building was required to match their windows exactly when they applied

Relevant Planning Policies

Worthing Local Plan SP1, DM5
National Planning Policy Framework
SPG 'Extending or Altering Your Home'

Planning Assessment

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

Visual Amenity
The windows and door of the flat were previously the same as the other units in the building. The applicant has removed the fenestration and installed bi-fold doors. This has also required the removal of a small element of wall beneath the windows.

Objections note that the Council may not be aware of exactly what has taken place given perceived inaccuracies with the application. A site visit to the property was undertaken by the case officer and photos taken of the proposed changes. It is considered that the description of development is an adequate reflection of what has taken place.

The balcony doors are directly onto the balcony of the flat, and because of this buffer between the windows and the front elevation proper, together with the fact that the

flat is on the third floor, it makes it difficult to view the site from the pavement area. They can be viewed as a whole from the promenade on the opposite side of the road. The difference in panes of glass is visible from the promenade but only when standing looking directly at the building. The painted colour of the timber widows helps the new windows to blend in with the existing building.

The objection commented that the development would set a precedent for other units to apply to change their windows. Any change to the windows of other units would require planning permission. Any application would be assessed on its merits.

Residential Amenity

The doors are located immediately behind the existing balcony in the place of previous windows and doors and are not considered to have any amenity impacts.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Fenestration to be kept in good state of repair and painted as existing

Informative

1. Approved without amendment

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

Case Officer: Louise Prew Date: 09/07/2025

Authorised by: Gary Peck Date: 9 July 2025