Expiry Date - 19/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1464/23 Recommendation – APPROVE

Site: **17 Camargue Court 24 Downview Road Worthing West Sussex**

Proposal: **Retention of doors and windows to North, West and East elevations - Retrospective**

Date of site visit: 01/11/2023

Neighbours checked: By site notice

Additional neighbour notifications: N

Site and Surroundings
The application site is a block of flats that are located on the eastern side of Downview Road. The flats are 5 stories tall with two flats per floor. The flat subject to this application is located on the north eastern corner at the third floor.

Proposal
The application is for the retrospective change of windows for the whole flat. This comprises three windows on the rear elevation, two windows on the side elevation and a set of doors on the front elevation.

Relevant Planning History:
None

Consultations:
None

Representations:
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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 visual and residential amenities of the locality.

Visual Amenity

Due to the materials used and the design of the windows there is a limited impact to the visual amenity of the street. Furthermore there is a reduction in the impact due to the location largely to the rear or side of the property which cannot be clearly seen from within the street.

Residential Amenity

There is not considered to be any impact on the residential amenity of the neighbouring properties. This is due to the alterations reflecting that of what was already there. As such the proposal is considered to be compliant with the relevant planning policies.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers

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: Finlay Gardner Date: 18/12/2023

Authorised by: Jo Morin Date: 19.12.2023