Development Control – Delegated Officer Report

Application Number: AWDM/1036/23 Recommendation – APPROVE

Site: Flat 1, Clarence Court, Brighton Road, Worthing, BN11 2ER

Proposal: Replacement UPVC windows and doors at ground floor north, south and west elevations.

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a 4 storey bock of flats in the Art Deco style. It is identified as a Local interest Building in the Worthing Local Interest Study 2003. The first floor and above on the east and west thirds of the whole, have curved balconies. The property is painted light cream, and the windows and glazed doors of the flats are white, the majority of which are UPVC which has resulted in the loss of some of its original character.

Proposal:

The application seeks planning permission to replace windows on the ground floor north, west and south elevations with white UPVC – 7no. in total.

Relevant Planning History: Various

Consultations: None

Representations: None received

Relevant Planning Policies

Worthing Local Plan: SP1, DM5, DM24
National Planning Policy Framework 2021
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to the change of windows within this flatted development subject to the effect on character of the existing block of flats together with the neighbouring properties

Visual Amenity

The windows will match in size and colour of the existing windows, but there will be a change in style and opening of some of the existing windows (which are not original).

The existing side kitchen window has a vertical glazing bar with side opener, its replacement will be a horizontal centre glazing bar with a top opener, and a bottom opener. The front kitchen window (north) currently has a fanlight window, its replacement will not have a fanlight, but will be top hung.

The existing bathroom window (west), is also has a vertical glazing bar with a side opener, but its replacement will have no central glazing bar whatsoever, but will be a top opening window.

However, viewing the windows in the first floor, they are different from the ground floor and the third and fourth floor. Having said this, the third and fourth floor have the same design and openings as that proposed by this application. The proposal will thereby tie in with those.

Although no real change in style, the bedroom (south) replacement will have differing opening, which will match the bedroom window directly above it on the first floor.

Other changes will be to the lounge window (south), which will have fanlight openers above the glazed French doors. The first floor window above has fanlight openers above also (but no French doors as first floor).

Finally the corner curved lounge windows, will not be too changed from the existing windows, but will have differing fanlight openers with casement openers bellow, (the bottom pane being fixed).

Overall, the change in windows will largely be in accordance with many of the flats, and thereby will be in character with their neighbours.

To finish, as the majority of windows in the block have been changed to UPVC, thereby, the thickness of the frames will be in keeping with the majority of the windows within the building.

Residential Amenity

It is not considered that the change in windows will materially affect the neighbouring residential amenities

Recommendation - APPROVE subject to the following Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 01.09.2023

Authorised by: Jo Morin Date: 04.09.2023