Expiry Date - 08/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1051/24 Recommendation – APPROVE

Site: Flat 7 112 Marine Parade Worthing West Sussex

Proposal: Replacement of UPVC casement windows with UPVC sliding sash windows at third floor South elevation

Date of site visit: 29/08/2024

Neighbours checked: Y

Site Notice Posted: Y - Site Notice posted on 29/08/2024.

Site and Surroundings

The application relates to a second-floor flat (flat 7) located at No. 112 to the north of Marine Parade and opposite Worthing seafront and promenade. The flat is one of eight within a distinctive three-storey building including a basement level. No. 112 is mid-terraced, with the terrace row comprising No.'s 111-116 Marine Parade. The building comprises white stucco elevations, a hipped roof, along with a mixture of original white timber and replacement white UPVC windows. Distinctive features to the building's façade include the rhythm of the triple-height canted bay sections, the decorative continuous cornice in-between floor levels, and the staircases which serve the front access doors and elevated ground-floor level.

There is a strong sense of uniformity in the building's appearance which positively contributes to the local area. The building lies within the Marine Parade and Hinterland Conservation Area and is recognised by the Council as a local interest building.

The application relates to the second-floor canted bay window and adjacent casement window.

Proposal

Full planning permission is sought to replace the casement windows to the second-floor canted bay and adjacent window (4No. total). The 2-pane white UPVC windows, consisting of a fixed lower pane and top-hung opening upper pane, would be replaced with white UPVC vertical-sliding sash windows with run-through sash horns from the 'Legacy PVCu sliding sash windows' range. The proposed windows would be the same overall size as exists and would be inserted into the existing openings.

Relevant Planning History:

Planning permission granted at the application property for the installation of replacement PVCu windows under 98/00810/FULL, decision issued 01 Dec 1998. This permission was granted before the Conservation Area came into force (March 2000).

Planning permission granted at the properties below the application property within No. 112 Marine Parade (No. 3 to the ground-floor and No. 5 to the first-floor) for identical window replacements to the application in-hand:

- Flat 3 112 Marine Parade under AWDM/0028/24 - Replacement of front Bay windows, decision issued 19.03.2024.

- Flat 5 112 Marine Parade under AWDM/0055/24 - Replacement bay window at first floor, decision issued 19.03.2024.

These permissions had been implemented at time of site visit.

Other permissions to properties within the terraced row:

- Marine View, 111 Marine Parade under AWDM/0075/17 - Replace all existing timber sliding sash windows with white uPVC double-glazed sliding sashes on front (south) elevation for Marine View Guest House, decision issued 05.04.2017.

- Cavendish Court, 113 - 114 Marine Parade under AWDM/1710/17 - Replace existing mixture of aluminium, uPVC and timber windows with Heritage Rehau uPVC sliding sash windows to front and rear of whole building on north, south, east and west elevations (re-submission of AWDM/0285/17), decision issued 15.01.2018.

Consultations:

The Worthing Society:

'The late Victorian seafront building is located within the Marine Parade and Hinterland Conservation Area.

We would generally recommend that for a period building in a conservation area, windows should be replaced in wood on a 'like-for-like' basis. However, in this particular case we note that previous applications AWDM/0028/24 and AWDM/0055/24 for uPVC window have been approved.

Therefore to ensure consistency in design and materials we advise that the windows for the third storey should be of the highest specification. This will be necessary to safeguard the character and appearance of the conservation area and is supported by Policy DM24 of the Worthing Local Plan. We respectfully suggest that the guidance of the Conservation Officer will be necessary.'

Representations: None.

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Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Marine Parade and Hinterland Conservation Area Appraisal

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)
DM16 (Sustainable Design)
DM24 (The Historic Environment)

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, and the effects on the character and appearance of the Conservation Area.

Visual Amenity and Heritage

The building is located within a prominent position in the context of the local streetscape and Conservation Area. The building contributes positively to the designation and it is therefore the Council's statutory duty to preserve and enhance its character and appearance.

As emphasised within the Council's Conservation Area appraisal document, the original windows are amongst key features of the building which should be preserved. The document also highlights that the Council should seek enhancement opportunities by way of removing all features which do not respect the original architectural qualities of the building. The planning history of the building, with specific reference to the below flats No. 5 & No. 3 112 Marine Parade and also 111 (Marine View) and 113 - 114 (Cavendish Court) Marine Parade, demonstrates that the desire to preserve and/ or enhance the building in respect to the fenestration has already been achieved.

The proposed replacement windows would present an enhancement to the building, replacing the unsympathetic and unsightly top-hung casement windows currently in-situ, achieved before the Conservation Area came into force. The building, especially the triple-height canted bay window, would achieve harmony by replicating the appearance of the windows already inserted to the below flats No. 3 & No. 5. Whilst timber sliding sash windows would be the preferable solution given the sensitive location and identity of the building, in treating this application on its individual merits and lending weight to the evolving context of window replacements at the building and terraced row, the replacements are considered to sufficiently sympathise with its character and would be an improvement to what exists, subsequently

enhancing the character and appearance of the building and Conservation Area.

The replacement windows are considered acceptable on visual amenity grounds.

Residential Amenity

There would be no material planning issues in relation to residential amenity as the proposed development by virtue of its minor nature would have no impact on the living conditions of surrounding neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Window Detail

Informatives

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: Jason Albon Date: 07.10.2024

Authorised by: Jo Morin Date: 08.10.2024