Expiry Date - 15/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0212/24 Recommendation – APPROVE

Site: 14 Langham Court Grand Avenue Worthing West Sussex

Proposal: Replacing all windows and the balcony door, originals estimated to be 23 years old, with new high performance double-glazed units identical in appearance to those in the other flats in the block.

Date of site visit: Observed from the street scene on 29/02/2024

Neighbours checked: Y (Flats within the block were notified via publicised Site Notice immediately outside the block)

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to 'Langham Court' which comprises 2No. detached six-storey blocks either side of Langham Gardens, located off Grand Avenue to the east. Purpose-built blocks of flats of varying storeys dominate the building type within the surrounding area, particularly within the immediate street scene of the site, although the character of the area is generally diverse with examples of detached/ semi-detached single dwelling houses also prevalent in the locality. The streetscape of Grand Avenue is notably wide, created in-part by deep building lines for 'breathing space' which generates a distinct sense of openness to the street scene. The 2No. blocks of Langham Court are staggered and reflect the fluctuating yet intrinsically strict building line of properties along Grand Avenue.

The blocks of Langham Court comprise a total of 32No. flats spread evenly between the 2No. blocks (16No. to each). The blocks are identical in appearance, characterised by their brick built form with parapet above flat roof and the symmetry of the upper floors of all elevations. The blocks exhibit a strong sense of uniformity expressed through the cohesion in the fenestration together with the rhythm of the bay windows and balconies which project forward aligned with the respective side elevations.

The subject of this application are the windows and balcony door to flat No. 14 which occupies the fourth-floor to the northerly block. The flat is located to the southerly of the respective block and has windows fronting Grand Avenue (west), as well as to the side (south) and rear (east). All windows (10No. total) along with the balcony door, which are white UPVC units, are to be replaced with new white UPVC units inserted into the existing openings.

Langham Court is not listed nor located within a Conservation Area.

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Relevant Planning History:

The two blocks of flats 'Langham Court' were implemented subsequent to permission WB/0868/73 for the erection of 2 x 6-storey blocks of total of 8 x 1-bedroom, 12 x 2-bedroom, and 12 x 3-bedroom flats, decision issued 07 August 1973.

Approval at the application property for installation of white UPVC replacement windows under 94/05310/FULL, decision issued 22 Feb 1994.

Other applications for replacement UPVC windows achieved at many flats on the block:

- 9 Langham Court - Replacement windows from UPVC to UPVC under AWDM/0629/21, decision issued 08 Jun 2021.
- 22 Langham Court - Replacement of aluminium windows and doors with uPVC to all elevations to second floor under AWDM/1868/19, decision issued 23 Jan 2020.
- 11 Langham Court - Installation of replacement PVCu windows under 05/1350/FULL, decision issued 06 Feb 2006.
- 15 Langham Court - Installation of replacement white PVCu windows under 05/0332/FULL, decision issued 07 Jun 2005.
- 1 Langham Court - Retrospective application for the installation of replacement white PVCu double glazed windows under 05/0099/FULL, decision issued 07 Mar 2005.
- 23 Langham Court - the installation of replacement windows in white UPVC under 04/00805/FULL, decision issued 16 Aug 2004.
- 29 Langham Court - Replacement of existing windows with white upvc under 04/00355/FULL, decision issued 12 May 2004.
- 11 Langham Court - Installation of replacement white PVCu windows under 98/00766/FULL, decision issued 09 Nov 1998.
- 4 Langham Court - Replacement white double glazed pvcu windows to lounge and bedroom under 98/00719/FULL, decision issued 19 Oct 1998.
- 12 Langham Court - Replace existing windows with pvcu double glazed windows under 94/05300/FULL, decision issued 15 Dec 1994.
- 10 Langham Court - Installation of 3 no. white pvcu replacement windows to west elevation (3rd floor) under 94/05297/FULL, decision issued 15 Dec 18 May 1994.

Consultations: None.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance

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SPG ‘Extending or Altering Your Home’ (WBC)

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

Planning Assessment

There is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality.

Visual Amenity

From the submitted plans, it appears that the replacement UPVC windows would be like-for-like in terms of their form, design, colour, obscurity/ clarity of glazing, and opening configuration. The only discernible feature which differs to what exists would be the trickle vents to the top of some of the proposed windows. The alteration to the appearance of the flat and block this would present is considered to be marginal given the context of the flat, set a good distance back from the street scene and at a fairly high level. In addition to this, significant weight is applied to the fact that this feature is established to the plentiful replacement UPVC to other flats within the block. The aforementioned uniformity and aesthetic of the block would not be disturbed and the replacement UPVC units would be in keeping with the existing fenestration. The character and appearance of the block and surrounding area would not be adversely affected as a result of the replacement windows and there are no visual amenity grounds to resist the proposal.

Residential Amenity

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

Other

Some added weight can be given to the increased thermal efficiency of the flat as a result of the proposal.

Recommendation

APPROVE subject to Conditions:-

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

Informatives

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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: 12.04.2024

Authorised by: Jo Morin Date: 12.04.2024