Expiry Date - 14/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0897/24 Recommendation – APPROVE

Site: **Ground Floor Flat 45 Shakespeare Road Worthing West Sussex**

Proposal: **Installation of replacement windows painted timber to white UPVC.**

Date of site visit: 03/09/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site Notice: Y - posted 03/09/2024

Site and Surroundings

The application relates to a ground-floor flat within a two-storey semi-detached building located on the west side of Shakespeare Road. Another self-contained flat is located at first-floor level. The building comprises brick elevations with contrasting brick quoining detail, a plain tiled pitched roof with a decorated ridge detail and front projecting gable section, and white timber vertical sliding sash windows which appear to be original to the building. Other notable features of the building include the double-height box bay windows with decorative rendered detailing including columns which forms part of the front projecting gable section, cornice between floor levels, and decorative rendered surround to the front doors. This character is distinctive to buildings along this section of Shakespeare Road

The site is located within the Shakespeare Road Conservation Area and is identified as a positive contributor, as well as being included within the Council's list of Local Interest Buildings, like many other properties in immediate and wider the locality.

Proposal

Permission is sought for the installation of replacement windows to the ground-floor box bay window to the façade and the canted bay window situated to the side (north) elevation.

The original timber vertical sliding sash windows would be replaced with UPVC vertical sliding sash windows from the 'Legacy PVCu Sliding Sash Windows' range.

Relevant Planning History:

Expiry Date - 14/10/2024

History at the application property for:

- **WB/0886/64 –** Alterations to convert property used as 2 units into 2 self-contained flats. – APPROVED
- **02/00467/FULL -** Formation of a hardstanding and vehicular access, erection of a conservatory on rear elevation and replacement rear window – APPROVED
- **06/1257/FULL -** Erection of single storey rear extension and provision of new rear door – REFUSED

Application permitted at the adjacent building No. 47 Shakespeare Road for joint application for proposed replacement of windows and rear door to both the Ground Floor and First Floor Flats from timber to UPVC to the front (East), side (South) and rear (West) Elevations under AWDM/2016/22, decision issued 28 Jun 2023. The Planning Officer for this application secured amendments for the buildings respective side (south) windows to be replaced with vertical sliding sash windows to match the specifications on the front elevation.

Consultations:

The Worthing Society:

'*Whilst we would prefer to see replacement timber framed windows, the use of good quality uPVC sliding sash windows as replacements for Window 1 may be acceptable here. However, the proposed replacements for Windows 2, 3 & 4 are of poor quality - the bottom opening design would create an incongruous appearance when the windows are open and this would be exacerbated by the differing sizes of the glazed areas in the top and bottom parts of the window. Ideally, these windows should also be of the double hung sash type but, as a minimum, their design needs to be more appropriate to the character of the building.'*

Officer comment: Since this consultation response, negotiations with the agent has seen amendments secured in respect to the side (north) windows which are to be UPVC vertical sliding sash to match the specifications on the front elevation as opposed to the originally proposed UPVC casements windows.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Conservation Area Appraisal – X Shakespeare Road

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

The key considerations are the effects on the visual and residential amenities of the locality and the character of the conservation area.

Visual Amenity and Heritage

The Shakespeare Road Conservation Area Appraisal emphasises that windows with white-painted timber vertical-sliding sashes with horns predominate and recognises that replacements with modern framing, particularly UPVC, has begun to have a negative impact on the streetscene. Thus, under the 'enhancement opportunities' section of the appraisal, it highlights that further use of modern window framing should be discouraged and the white/cream painted timber sashes of original design should be retained wherever possible.

The application building is amongst those that has retained its original timber sliding sash windows, notwithstanding the evolving situation where many buildings within the immediate and wider street scene have suffered character diminishment to some degree by way of UPVC replacements. Whilst the majority of UPVC replacement windows have been reasonably sympathetic insofar that the vertical sliding sash form and design has been retained, there are some examples of harmful and out-of-keeping casement windows to the northern end of the road, albeit there is no planning record for these alterations so they carry no weight in the consideration for this application.

Following discussions with the agent, the originally proposed UPVC casement windows to the canted bay window on the side (north) elevation have been revised to match the same specification as for the box bay window to the façade. Whilst it is acknowledged that the side canted bay window is set-back a fair distance from the principal elevation and was well screened at time of site visit by virtue of the side projecting close boarded fence coupled with the paired trees that occupy the visual gap between the application property and adjacent property No. 47, the level of screening would vary depending on the time of year as the trees appear to be deciduous. In any event, a UPVC casement style window in this visible location would set a harmful precedent and would not be well related to the character and period of the building within a sensitive land designation.

The replacement UPVC vertical sliding sash windows would still pose a visible alteration to the street scene by virtue of their modern aesthetic and all-round heavier framing. However, the agent has demonstrated within the section details provided that the outer frames would be concealed to a similar degree that exists within the wall and also behind the existing columns. Moreover, the replacement UPVC framing is considered to reasonably reflect the profile and proportions of the timber windows and would not significantly detract from

their established appearance; the deep bottom rail, chamfered beading, and run through sash horns are also indicative of a sympathetic replacement scheme. Weight is also attached to the approval at the adjacent property to the north under AWDM/2016/22 which was for identical replacement UPVC vertical sliding sash windows as the ones proposed the subject of this application, as confirmed by the agent.

In view of the above, whilst a timber framed replacement would be preferable in this location given the like-for-like benefit, the replacement UPVC windows constitute a reasonable alternative to timber owing to their sympathetic profiling and design which would not undermine the character and appearance of the building or Conservation Area.

Residential Amenity

There would be no material planning issues in relation to residential amenity as the proposed 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. Drawing Numbers
2. Standard time limit
3. Window Details

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 10.10.2024

Authorised by: Jo Morin Date: 11.10.2024