Expiry Date - 06/09/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0602/23 Recommendation – APPROVE

Site: Flat 2 80 Richmond Road Worthing West Sussex

Proposal: Replace existing timber window in west elevation with white Rehau PVCu door with fixed toplight

Date of site visit: 30/08/2023

Neighbours checked: Y

Site Notice Posted: Y - Site Notice posted on 26/07/2023.

Site and Surroundings

The application property is a ground-floor flat (flat 2) located at No. 80 to the north of Richmond Road. The flat is one of four (flats 2-5) within a characterful two-storey building which comprises a mixture of facing brick and render elevations and UPVC and timber framed fenestration, along with a slate tiled roof. The fenestration to the façade and south facing wall which fronts Richmond Road has a strong uniformity and contributes positively to the aesthetic of the building. It was evident at site visit that most of the original timber framed windows to these elevations had been retained, with the exception of some plastic replacements. To the rear (west) of the building, fenestration is noticeably less uniform and comprises windows and doors of varying shapes, designs and materials. The west elevation is well screened from the street scene by virtue of the positioning of the adjoining property No. 82 Richmond Road and associated outbuilding, along with the abundant tall vegetation at respective boundaries with Richmond Road and Heene Road. The application relates to the ground-floor small-paned timber casement window which serves the flats living area to this west elevation.

The building lies within Heene Conservation Area and is included within Worthing Borough Council's list of local interest buildings.

Proposal

Full planning permission is sought to replace the ground-floor small-paned timber casement window to the west elevation with a UPVC door with square-shaped fixed fanlight. The existing timber window is white painted and measures approximately 1520mm high and 1220mm wide. By contrast, the proposed door would be white painted and measure approximately 2400mm high and 1210mm wide and would involve the removal of brickwork beneath to accommodate the door.

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Relevant Planning History:

No planning history for flat 2.

Planning permission granted at flat 5 St.Botolphs Lodge 80 Richmond Road for the installation of two white PVCu replacement windows in second floor (attic) bedroom of existing maisonette under 09/0578/FULL, decision issued 04 Nov 2009.

Consultations:

The Worthing Society:

We note that the replacement window is of good quality and replicates the original design so there will be no change to the overall appearance of the building.

I am therefore pleased to advise you that we have no objection to this application.

Representations: None.

Relevant Planning Policies

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
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)
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

No. 80 Richmond Road has a distinctive character and aesthetic which has been recognised by the Council as a non-designated heritage asset (local interest building) and as such, additional weight is concentrated on whether the proposal will have a detrimental impact on the buildings contribution to the area, as well as the character and appearance of the designated Conservation Area. As previously mentioned, the window is positioned to the rear (west) of the building at ground-floor level and currently serves as a living

room window. The window is not visible to the street scene by virtue of the aforementioned surrounding features which screens the entire ground-floor level to this elevation. Moreover, there is no compelling reason to suggest this window is original and appears rather tired in its current state. As such, the window is not considered to represent a positive feature of the building. The fenestration to the west elevation lacks uniformity and exhibits a mixture of designs, sizes and materials, of particular note is the UPVC door to the adjacent ground-floor flat (north) which opens onto the same shared garden and in many ways is similar to what is being proposed here. Therefore, in view of the above, despite the proposed change in the size, design, texture, material and the heavier framing (particularly in-between the fanlight and single pane of the door), the proposed door would not be so harmful to the buildings contribution to the area nor the character and appearance of the Conservation Area to warrant refusal.

Residential Amenity

There would be no material planning issues in relation to residential amenity as the proposed door by virtue of its minor nature and insertion into an existing opening would have no impact on the living conditions of surrounding neighbours.

Other

In arriving at this decision consideration has been given to the fact that double-glazing would improve the thermal efficiency of the property and reduce demand for energy. Moreover, the new door would increase the admittance of light into a habitable room which appears to experience low levels at current.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit

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: 05.09.2023

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Authorised by: Jo Morin Date: 06.09.2023