Expiry Date - 16/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0486/23 Recommendation – APPROVE

Site: 34 Arundel Lodge 2 Shelley Road Worthing West Sussex

Proposal: Replacement of existing two single glazed metal windows with double glazed units to match existing within existing timber frame.

Date of site visit: Observed from the street scene on 03/05/2023 & 07/06/2023.

Neighbours checked: Y

Additional neighbour notifications: N.

Site Notice: Y – Site Notice posted on 03/05/2023.

Site, Surroundings, and Proposal

The application relates to flat 34 of Arundel Lodge, a mid-to-late 20th century purpose built block of flats located to the north of Shelley Road and west of Liverpool Gardens. The multi-storey block comprises a mix of brickwork to outer elevation and white render to central elevation, along with uniform fenestration in timber and metal material. Flat 34 is located on the fifth floor to the north-east corner of the block.

Arundel Lodge is not listed but is located within Chapel Road Conservation Area and occupies a prominent position to the southerly boundary. The block outlooks and is also readily visible to South Street Conservation Area which is immediately to the south and east.

Full planning permission is sought to replace the 2No. single glazed windows located at the fifth floor east facing living room and north facing bedroom with double glazed units. From inspection, it appears these existing windows are their originals, however, there is evidence of replacement windows elsewhere in the block.

The windows comprise of a wooden frame with a mid-section horizontal sill. Below this sills are two fixed windows within the wooden frame. Fitted within the aperture above the sills are aluminium frame sliding windows (horizontal sliding for living room window and vertical sliding for bedroom window). The sliding windows would be replaced with new double glazed matching sliding windows. The single glazed fixed Georgian wired obscure windows would be replaced with double glazed toughened obscure fixed windows. The new windows would fit into the existing hardwood frame and the finish of the new windows would be white.

Relevant Planning History:

None for the application property although there are examples of granted schemes for replacement windows at flats within Arundel Lodge, for example, No. 62 under AWDM/0320/22 granted on 01/04/2022 and No. 51 under AWDM/1958/20 granted on 21/01/2021.

Consultations:

The Worthing Society: No objection.

Representations: None received.

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)

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, and the effects on the associated Conservation Areas.

Visual Amenity

Whilst the building is not considered to be of any special architectural merit, Arundel Lodge has a uniformity in its design and fenestration detail which is evident from the street scene and therefore, coupled with its prominent position in the context of the aforementioned Conservation Areas, the Council has a desirability to conserve its established appearance in this setting. The replacement of the windows with double glazed units of a similar frame size, design, profile, and detail would result in a notably minor alteration from visible areas. The applicant has made an effort to replicate the original windows design and style by agreeing to replace the north facing bedroom window above the sill with a matching vertical sliding window as opposed to the originally proposed top-hung window, of which would have significantly detracted from the prevailing fenestration detail of the building and set an undesirable precedent. Added weight must be given to the increased thermal efficiency of the dwelling as a result of the proposal, which can be viewed as a sustainable alteration to the dwelling. In view of the above and in light of the history of other recently granted window replacements at Arundel Lodge, It is

considered that the relationship between the proposed windows and existing building would not be so materially harmful to the visual amenities of the street scene, the character of the building, and the associated Conservation Areas to justify refusal.

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.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Windows

Informatives

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: 13.06.2023

Authorised by: Jo Morin Date: 14.06.2023