Expiry Date - 15/11/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1323/23 Recommendation – APPROVE

Site: 12A Loxley Gardens Bulkington Avenue Worthing West Sussex

Proposal: Replacement of existing timber windows with uPVC windows in matching style

Date of site visit: Observed from the street scene on 10/10/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site Notice: Y – Site Notice posted on 10/10/2023 for wider publicity.

Site and Surroundings

The application relates to Loxley Gardens, a two-storey converted block of flats comprising a total of 14, located to the north side of Bulkington Avenue. The block has an unusual staple-like footprint with extensions to the front and comprises of predominantly facing brick elevations with some areas of white wet dash render and vertical hanging tiles to first floor level. The roof form combines gable and hipped components finished in plain clay tiles. The fenestration is uniform in most respects; windows are proportionate and corresponding in design and scale. Frames to the windows consist of a mix of white UPVC and white timber.

The flat the subject of this application is No. 12A, located to the first-floor of the westerly section of the block. The flat is situated to the centre of this westerly section behind the front (south) elevation and has windows orientated west, north, and east.

Loxley Gardens is not listed or located within a Conservation Area. The windows to the west elevation of the flat outlook a TPO which borders the western edge of the plot.

Proposal

Full planning permission is sought to replace a total of 6No. single glazed timber windows painted white. 3No. windows are located to the west side elevation which serve a lounge and bedroom, 2No. windows to the north elevation (inner north elevation of the block) which serve a kitchen and bedroom, and 1No. window to the east side elevation (inner east elevation of the block) which serves a bathroom. From inspection, it appears these

existing windows are original to the building prior or at time of conversion of the building into flats.

The 3No. windows to the west elevation comprise uniform casement windows separated into three sections; a 2-grid top opening section with 6-grid fixed section beneath, along with an 8-grid side opening section to the opposite side. These would be replaced with double glazed white UPVC windows with the same opening configuration and design, the only difference would be that the fixed section beneath the top opening section would be 4-grid rather than 6-grid, and the side opening section would be 6-grid rather than 8-grid.

The 2No. windows to the north elevation comprise 6 over 2 vertical sliding sash windows. These would be replaced with 6 over 2 top opening double glazed white UPVC windows.

The 1No. window to the east elevation comprises an obscure glazed vertical sliding sash window. This would be replaced with a top opening obscure double glazed white UPVC window.

Relevant Planning History:

Application for conversion of properties and extensions to provide 14 self-contained flats with parking provision under WB/0659/86, decision issued 02.09.1986.

No window replacements at the application property although there are examples of permissions for replacement windows at flats within Loxley Gardens:

- **No. 7** for replacing single-glazed wooden windows with white double-glazed UPVC at ground floor level under AWDM/1529/20, decision issued 07 Dec 2020.
- **No. 1** for installation of replacement top hung PVCu double glazed windows (Retrospective) under 07/0302/FULL, decision issued 04 May 2007.
- **No. 2** for installation of replacement windows in white PVCu (Retrospective) under 02/00416/FULL, decision issued 31 May 2002.

Consultations: None.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised September 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

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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

Whilst the applicant has made a clear effort with the proposed replacement windows to closely resemble what exists, there would be a degree of added bulkiness and heaviness to their appearance by virtue of the UPVC double glazed units. Notwithstanding, the degree of harm is not considered to be significant in view of the positioning of these windows to the sides and rear elevations of the flat and block, completely out of public viewpoint insofar as the east and north windows are concerned. The 3No. windows to the west elevation would be visible only to an oblique angle along Bulkington Road and there is ample vegetation to this side and front of the plot which provides screening. The TPO which fronts these windows will remain unaffected.

UPVC replacement windows have been inserted at other flats within the block, namely those which take a more prominent position to the front of this west section and face the street scene, and those at ground-floor level directly below the 3No. windows to the west elevation of the application property; the proposed replacement windows to this elevation would match those beneath in all respects, as confirmed by the agent, and would therefore positively contribute to the buildings uniform fenestration appearance. The replacement windows would be inserted into the existing openings and would be similar in design, profile, and detail. In any event, the building is not considered to be of any special architectural merit and the replacement windows would not be so harmful to the buildings aesthetic, nor the street scene, to justify a refusal.

Added weight must be given to the increased thermal efficiency of the flat as a result of the proposal, which can be viewed as a sustainable alteration.

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 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: 13.11.2023

Authorised by: Jo Morin Date: 14.11.2023