Development Control – Delegated Officer Report

Application Number: AWDM/1405/23 Recommendation: Approve

Site: Highgrove House 32-34 Winchester Road, Worthing

Proposal: **Replacement of existing single glazed timber framed windows with new slimline upvc double glazed windows**

Date of site visit: 07.11.2023

Neighbours checked: Y

Additional neighbour notifications: N Site notice posted 07.11.2023

Site and Surroundings

The site relates to a large residential care home located on the north side of Winchester Road. The building appears to have been designed as a symmetrical pair of attractive Victorian villas. It has distinctive narrow gables and bays to each end of its front elevation, with decorative detailing and banding/dentil string course details to the front and side walls. Windows are mainly either traditional timber casements or timber sliding sash, but with some UPVC windows and doors at the rear and where a large conservatory has been added to the front elevation. There are some arched windows and stained glass sections to windows. The building has been extended to its east and west sides with similar single storey additions at each site with hipped roofs, and flat roofed additions at the rear extending close to the rear boundary where the site is relatively shallow at this point. The site is well enclosed to its frontage with a flint and brick wall and shrubs and some trees enclosing the front garden area. There is a vehicular access at each end of the frontage with car parking.

The site is within the Winchester Road Conservation Area and is identified as a Local Interest Building and a positive contributor to the conservation area.

This is a predominantly residential area comprising of mostly detached or semi-detached substantial Victorian and Edwardian villas. To the west is the Heene Community Centre with a car park immediately adjacent to the western boundary of the site separated from the site by a high brick and flint wall.

Proposal

Permission is sought for the installation of replacement windows in UPVC to all elevations but excluding the decorative arched windows to the sides and rear elevations. The applicant's agent has confirmed that no doors would be replaced.

To the front elevation the application proposes 'Everglade one collection' UPVC casement windows to replace existing timber casement windows at ground and first floor level and to the ground floor side elevations. At the rear, the existing timber sliding sash windows would be replaced with 'Roseview Heritage' UPVC sliding sash windows except for the arched rear windows which would remain. Where other ground

floor windows are timber casements these would be replaced with UPVC casement windows as indicated.

Relevant Planning History:

A change of use from residential to rest / convalescent home in connection with No.32 was granted in 1988 (1269/88 refers).

The building was extended in 1992 (92/00423/FULL) with single-storey extensions at both the east and west ends of the building which were designed to give the building an overall symmetry and work as visual 'book ends', with their single-storey, subservient form allowing the prominence and architectural character of the main building to remain intact.

AWDM/0802/19 Two storey 7no. bedroom extension to west elevation and 6no. dormers and 6no. rooflights to the existing roof; internal alterations to existing Nursing home. Refused 19.07.2019

AWDM/1307/19 Part two-storey and part single storey 4no. bedroom extension to west elevation and 6no. dormers and 6no. rooflights to the existing roof; internal alterations to existing Nursing home (Resubmission of AWDM/0802/19). Approved 16.10.2019. This permission was not implemented.

Consultations:

The **Worthing Society** has raised an objection and makes the following comments:

Thank you for requesting our comments on the above application to replace the single-glazed timber windows with double-glazed upvc units.

However, Highgrove House is a Victorian building included on the Council's Local Interest List and, furthermore, it is located within the Winchester Road Conservation Area. The Conservation Area Appraisal Document (CAAD) states the following:

"Retain the original timber sashes and casements where possible and reinstate them where they have been lost (eg to PVCu at No.22 and to louvres at No. 20 Winchester Road)".

I have discussed the plans with our Heritage Team and we object to this application. In view of the location and heritage status of the building, we consider the windows should be replaced with timber sashes on a 'like for like' basis.

Representations:
None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance

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 the character of the conservation area

The building is located with the Winchester Road Conservation Area. The Conservation Area appraisal encourages retaining the original timber sashes and casements where possible and to reinstate them where they have been lost.

The building retains a large proportion of timber windows. The exception is at the rear where there is mix of timber windows, aluminium patio doors and some UPVC windows and doors in the extended parts of the building as well as one window in the main rear wall that has been partially blocked and replaced in UPVC. It is noted that some of the timber windows appear to be in a poor condition and the applicant's Planning Statement refers to the rooms being draughty with un-openable windows with the residents comfort and health cited as being the most important factor. Two of the windows in the front elevation have previously been altered to introduce a lower opening section.

As originally submitted, although the application drawings stated that the profiles would match the existing windows, the detailed drawings and sections provided did not demonstrate that they would closely replicate the existing windows. Two further sets of drawings were provided and although the agent confirmed some comparable details would be replicated this was not supported by the sections and detailing on the submitted drawings, and although a further set of drawings provided section details for the sliding sash windows, missing information or discrepancies and lack of full sections for the casement windows has prevented the application progressing at this point.

Further revised drawings have now been provided and further information has also been presented by the applicant outlining safety issues with the existing windows and with some windows screwed shut or cannot be closed.

The revised elevation drawings indicate that the overall proportions and dimensions and method of opening would match the existing windows. The drawings also now confirm the windows would be set within similar brick reveals.

Sections details for the replacement timber casement windows show some differences in the framework width and profile detailing compared with the original windows. Most noticeable of these would be in the overall framework width and profile for the opening sections of the casement compared with those fixed lower panes which would give a heavier appearance to the top opening sections with a difference of up to 25mm for the opening frame, but it is noted that the outer frame would also be more slender than existing by 16mm but nevertheless a heavier top section would be apparent. Some further detailing has been clarified including that a similar protruding drip rail would be included although the section indicates this would differ in its depth to the original detail and so would not appear as pronounced as the original window design. The applicant

has also confirmed that where any decorative glass exists, this will be re-used within the new windows where possible or with a replacement decorative glass to match and has been noted on the drawings and glazing bars would be internal and externally applied.

For the sliding-sash windows the top-rail would be more slender as proposed whereas the head would be deeper in comparison equating to and an overall difference of approximately 11mm deeper. However, a revised section drawing has been provided showing the extent of framework that would be concealed in the brickwork to the top and sides as per the existing windows. The mid-rail would also be deeper at 44mm compared with 32mm for the existing windows. Whilst a traditionally deeper bottom rail is proposed, this would be 81mm compared with 65mm for the existing windows although the dimension including the bottom rail and cill would be more comparable at 121mm compared with 126mm for the existing windows. Comparable detailing has been indicated with through-horn details now indicated on the drawings for the first floor sliding sash windows as per the existing windows and in the manufacturer's brochure showing a traditional butt joint and putty lines replicated. A revised elevation drawing has also been provided to more closely reflect the details shown on the section drawings. Although there would still be some differences, these windows would be positioned at the rear of the building where the site is relatively well enclosed. Although still partially visible from the neighbouring car park to the west these would not be readily visible in the streetscene.

It is considered that the proposed sliding sash windows would provide a reasonable alternative to timber and replacement windows at the rear and sides would not be prominent. For the replacement casement windows, overall proportions and detailing would have similarities to the original timber windows including a drip rail detail and decorative glazing but differences in the framework width and profile would be more apparent for the openable sections. However, given that some windows have been altered on the front elevation and weighed against the needs of the residents and benefits the proposed windows would offer including their sustainability benefits, it is considered that a refusal would not be justified in this instance.

Residential Amenity

Given the scope of work proposed relating to replacement windows, there would be no significant impact on residential amenity as a result of the proposals.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

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? Y

Case Officer: Rebekah Hincke Date: 05.06.2024

Authorised by: Louise Prew Date: 12/06/2024