Expiry Date - 15/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1205/24 Recommendation – APPROVE

Site: Flat 2 5 Cowper Road Worthing West Sussex

Proposal: Installation of replacement windows (A-F) from single glazed timber to white UPVC

Date of site visit: 02.10.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a first-floor flat within an Edwardian semi-detached building located on the south side of Cowper Road.

The building, along with many others in the road, is identified as a Local Interest Building, and is within the Shakespeare Road Conservation Area. There is an Article 4 Direction in place for Cowper Road which relates to the formation of hard standings and alteration/demolition of walls/means of enclosure.

The building is set back from the pubic highway behind a concrete hard standing and flint and brick-dressed wall on the front boundary. It has a distinctive stepped U-shaped layout with a stepped footprint and demonstrates a wealth of architectural features including squared front bay windows under a decorative gabled roof with mock 'Tudor' detailing, decorative tile-hanging to the bay between the ground and first-floor windows. The elevations are primarily red/orange brick with decorative string courses, under a slate roof with terracotta ridge tiles. The windows appear to be original (ground and first-floor), comprising a mix of mostly timber Edwardian sashes and some timber casements, with the distinctive small-paned sub-division of the upper sashes and fanlights to the windows on the front elevation.

Proposal

As amended permission is sought to replace 6no windows A-F as follows:-

Window A (x2)
Bedroom: Rear (south) elevation. 2no existing timber vertical sliding sash windows with horns to be replaced with UPVC OC flush casement windows (top-opening casement).

Window B

Hallway: East side elevation within rear outrigger. 1no existing timber vertical sliding sash with horns to be replaced with UPVC OC flush casements with top-opening casement window.

Window C (x3)
Kitchen: Canted bay window on rear (south) elevation (kitchen) consisting of timber vertical sliding sashes with horns to be replaced with UPVC OC flush casements each with top-opening casement window.

Window D
Bedroom: West side elevation of outrigger. 1no timber vertical sliding sash with horns to be replaced with UPVC OC flush casement with top-opening casement window.

Window E:
Bathroom: Front (north) elevation facing the street. 1no timber vertical sliding sash window with small-paned upper sash to be replaced with UPVC 'Ultimate Rose' sliding sash window with small-paned upper sash with horns.

Window F
Toilet: West side elevation of outrigger. 1no top-hung timber casement window to be replaced with 1no top-hung UPVC casement.

The existing front timber bay window would be retained in timber as existing.

Relevant Planning History: None relevant

Consultations:

The Worthing Society: We are pleased to see the proposed use of a double hung sash window at the front. Although UPVC the design and proportions appear to be acceptable as an alternative to timber.

However, we object to the proposed design of the windows at the side and rear. Ideally these should be double hung sash design. We acceptable that they are not as visible in the streetscene but they would be seen from surrounding properties in the Conservation Area.

If casement windows are deemed acceptable as a minimum the upper and lower panes should be equal in size in order to reduce their incongruous appearance.

Representations: None.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SP2, DM5, DM24
National Planning Policy Framework (MHCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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Shakespeare Road Conservation Area Appraisal

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 on the historic character and appearance of this Local Interest Building within the Shakespeare Road Conservation Area.

Visual Amenity and Heritage

LP Policy DM5 requires all new development to respect, preserve and where appropriate enhance heritage assets and settings.

Policy DM24 requires development in conservation areas to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area and preserve important features using CA Appraisals to assess applications. It identifies the importance of Local Interest Buildings to the character of an area as a material consideration.

The Shakespeare Road CA Appraisal recognises Edwardian timber fenestration as important to the historic character and appearance of the conservation area, noting that the Edwardian framing is typically narrower than Victorian framing, and examples of sub-divided, small paned upper sashes or fanlights being typical of later buildings.

The existing building is one of relatively few in this small conservation area which appears to have retained its original timber windows throughout, comprising mostly timber sashes windows but also some timber casements. The most architecturally and historically important windows are those on the front elevation, particularly within the square bay feature window.

The proposed replacement UPVC casement windows (A, B, C and D) will not replicate the opening style or narrow framing of the existing timber sash windows. However, in accordance with the comments of the Worthing Society the proposed replacements have been amended to a ‘flush’ casement style. The window framing will be significantly thicker and ‘heavier’ in appearance than the existing timber sashes. However, the glazed ‘sightlines’ of the upper and lower casement windows will at least be matching in appearance. This is considered to be an improvement on the initially proposed casement window where the thicker framing of the lower casement accentuated the unsympathetic opening style. These replacements will result in some loss of historic character to this building, but are located either on the rear elevation, or towards the rear on the side elevations of the outrigger, where they will not be prominent in public view. It is noted that casement windows have been permitted (and installed) to the side and rear elevations of No.16 on the opposite side of the road (AWDM/1653/16).

Window F (serving the toilet) is a small top-hung timber casement window. The proposed replacement will be of a matching style but with thicker UPVC framing. Owing to the position of the window towards the rear on the west side elevation it is not overtly discernible in public view and the minor change in its appearance will have little or no visual impact.

Notwithstanding the proposed sliding-sash design, concerns were expressed about the unsympathetic proportions and conspicuously thicker framing of the initially proposed 'Eco-slide' UPVC replacement for Window E (bathroom) on the stepped front elevation. Following discussions the Applicant has now proposed an 'Ultimate Rose' heritage style replacement for Window E. This unit incorporates a chamfered profile which better replicates the proportions of the existing timber sash window with a slender mid-rail, deeper bottom rail and sash horns. The upper sash will be sub-divided with 9 small panes to match the existing. The small pane design will be achieved by applying external glazing bars. Although this does not replicate the traditional form of a small paned window it is preferable to the alternative of having glazing bars in-between the panes of glass.

Although the 'Ultimate Rose' window is recognised as being one of the most historically accurate UPVC windows available, it will not *exactly* match the proportions or appearance of the existing timber window to be replaced nor will it match the appearance of the adjacent square bay timber sash windows to be retained. That said, Window E is slightly separated from the adjacent 'feature' bay window owing to its set-back position on the stepped front elevation of this building. Subject to conditions to ensure that the existing sash boxes are removed (thereby minimising the amount sub-frame that will be externally visible) and stipulating that no trickle vent is installed into the framework of Window E (none is shown on the submitted drawing), it is considered the proposed amendments are satisfactory, and will adequately safeguard the character and appearance of this Local Interest Building and the surrounding conservation area.

Residential Amenity

The most affected properties are the residential flats adjoining the application property.

Other than for some minor inconvenience during the fitting of replacement windows, the proposal would not have any detrimental impact on the residential amenities of neighbours.

Other

Although the proposed UPVC material cannot be considered 'sustainable', the introduction of double-glazing and associated thermal improvement will result in reduced demand for energy and will therefore achieve some carbon reductions.

Recommendation

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APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Replacement Window E to consist of an ‘Ultimate Rose’ sliding sash window with run-through sash horns and no externally visible trickle vent. The upper sash shall be sub-divided into 9 small panes, using externally applied glazing bars to match the small pane proportions of the existing window.
4. Replacement of the existing windows hereby permitted shall involve the removal of the existing sash box (where applicable).

Informative

Pro-active amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 09.12.2024

Authorised by: Louise Prew Date: 11/12/2024