Expiry Date - 07/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1613/24 **Recommendation – APPROVE**

Site: **39 Chatsmore Crescent Worthing West Sussex BN12 5AA**

Proposal: **Proposed replacement windows**

Date of site visit: 30/01/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Chatsmore Crescent, just north of the Goring Way roundabout, within a residential area of Worthing. The application property comprises a ground floor flat within a two storey purpose built block, forming an end of terrace. The building has light brick elevations, areas of timber cladding at ground floor with balconies above and white UPVC windows and doors.

The site is not within a conservation area and is not a listed building. There is a TPO tree to the frontage of the flats however this would not be adversely affected by the proposed replacement windows.

Proposal

Planning permission is sought for the replacement of two windows to the front and rear elevations at ground floor.

The existing UPVC windows would be replaced with new UPVC windows to the east and west elevations. The design of the windows would reflect the existing windows with a fixed pane to the centre and casements with fanlights either side of this. The casement windows would be slightly wider than those above to the front and slightly narrower than those above to the rear.

Relevant Planning History:

Various applications for replacement windows at other properties within Chatsmore Crescent – All Approved.

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The street scene consists of purpose built, two storey blocks of flats with openings mirroring the adjacent property above and to the side, across the terraces. Various replacement windows have been installed all of which match in terms of overall size but most of which vary in terms of frame thickness, window division and proportions. The proposed replacement windows would match the general style of the windows above and would be similar in terms of frame thickness and openings. The replacement windows would be white UPVC to match the existing windows.

There would be no harm to the character of the building or the visual amenities of the wider street scene as a result of this application.

Residential Amenity

There are no additional or enlarged openings resulting from this application. 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.

The proposed windows would enhance energy efficiency and greatly improve the thermal capacity of the property, enhancing the living conditions for the occupants and resulting in a sustainable development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

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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: Amanda Haslett Date: 04/02/25

Authorised by: Jo Morin Date: 04.02.2025