Expiry Date - 24/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1656/24 **Recommendation – APPROVE**

Site: **12 Queensborough Court 90 Grand Avenue Worthing West Sussex**

Proposal: **Replacement windows, rooflights and French doors to top floor flat**

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 Grand Avenue within a residential area of Worthing. The property comprises a two storey building with accommodation in the roof, occupied as 5 flats and has brick and render elevations and a tiled hipped roof. The application relates to Flat 12 located on the top floor of the building with a balcony to the rear, dormer windows to the front and south side and rooflights to the north.

The property is set back from the road behind a low wall and landscaped gardens with protected trees within the grounds. The property is not within a conservation area and is not a listed building.

Proposal

Planning permission is sought for replacement French doors, windows and rooflights to the top floor flat.

The replacements windows and doors would consist of a pair of French doors with sidelights and a roof light to the rear elevation, two sash windows to each of the four dormers located to the front and south elevations and three rooflights to the north elevation.

All replacements would be on a like for like basis, replicating the materials (white UPVC), dimensions, design and openings of the existing windows and are to improve efficiency and insulation within the home.

Relevant Planning History:

05/0047/FULL - Installation of white replacement PVCu windows – 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 proposed replacement windows are like-for-like and would replicate the existing windows in design, dimensions, materials and openings and would not have any adverse impact on the character of the property or the visual amenities of the locality.

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 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
3. White UPVC to match existing

Informative

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: 27/02/25

Authorised by: Jo Morin Date: 04.03.2025