Expiry Date - 13/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1197/24 Recommendation – APPROVE

Site: 42A Bridge Road Worthing West Sussex BN14 7BX

Proposal: Installation of replacement windows and doors from single glazed timber to white UPVC double glazed.

Date of site visit: 24/10/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the north side of Bridge Road and to the north of the railway line. The property comprises a mid-terrace house converted into two flats. The application relates to the ground floor flat. The building has brick elevations, a tiled pitched roof with gable details and white timber sash windows. The front and side boundaries are formed by a low brick and flint wall. The terrace is uniform in appearance other than for windows which are a mix of upvc and original sashes.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

The application proposes the replacement of all timber sash windows to the ground floor flat with white uPVC double glazed casement windows. A total of eleven windows and one door are to be replaced in uPVC. The majority of the replacement windows would be similarly proportioned to the existing windows with the same division of panes. The exception to this would be the bedroom window and the bathroom window which would not have the same division of panes but would be in keeping with the other replacement windows. The frames would be thicker than the timber windows. The opening type would be a mixture of sliding sash and casement

Relevant Planning History:

None

Consultations:

None

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Representations:

None received

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National; Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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 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

Most of the windows are screened from view by the boundary hedging and fence. The only windows that are visible from outside the site are the four windows to the front (two main large lounge window and two smaller side lounge windows forming a square bay window) The street is characterised by a variety of styles of window both in timber and uPVC. It is common for a mismatch between ground and first floor due to many of the buildings being divided into flats. The application site currently has timber windows at ground floor and the upper floor flat consists of white UPVC. The replacement uPVC windows will be a mixture of sash and casement and be very similar to many other windows in the street scene.

Although the replacement windows will result in a loss of original character the property is not within a Conservation Area and is not a listed building and therefore the use of uPVC casements in context with other development in the area is considered acceptable.

The proposed replacement windows would be consistent with existing windows in the area and would not adversely affect the character of the street scene or the visual amenities of the area.

Residential Amenity

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.

Recommendation

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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 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: Elaine Rousseau Date: 31/10/2024

Authorised by: Louise Prew Date: 31/10/2024