Expiry Date - 24/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0309/24 **Recommendation – APPROVE**

Site: **61 Princess Avenue Worthing West Sussex BN13 1AT**

Proposal: **Enlarged first-floor openable window (clear-glazed) on first floor side (Northeast) elevation to serve a habitable room**

Date of site visit: 23/04/2024

Neighbours checked: Y

Additional neighbour notifications: Y – Re-notified of the change in description on 07/05/2024.

Site and Surroundings:

The application property is situated to the north-west of Princess Avenue within a residential area of Worthing. The property is a first-floor flat within a two-storey semi-detached building, No. 63 occupies the ground-floor. The building comprises facing brick elevations, a concrete tiled hipped roof, and white UPVC openings. The building is set back a moderate distance from the public realm behind a shallow wall with access gate and gravelled front garden. There is a slight variation in the building line between the application building and adjacent buildings. The buildings along this section of Princess Avenue are consistent in terms of their layout (2No. self-contained flats spread across two floors), scale, massing, form, design, and spacing; buildings have a relatively tight grain.

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

Proposal:

Permission is sought to replace a side (north-east) facing window to the first-floor flat with a new window. At current, the window is single-pane and measures 600mm wide and 1000mm high and is non-openable and glazed with obscured glass. The window serves a hallway. By contrast, the new window would be 3-pane and would measure 1200mm wide and 1150mm high and be clear glazed and openable with a side opening pane and top opening pane. The new window would serve a newly converted habitable room. The window frames would remain white.

Relevant Planning History:

None at the application property.

History at neighbouring properties (6-12, 64 And 65-71 Princess Avenue) for replacement fenestration: Installation of replacement white PVCu windows and doors to include alterations for French doors approved under 03/00411/FULL, decision issued 28 May 2003.

Consultations: None.

Representations: None received.

Relevant Planning Policies and Guidance

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 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.

Visual Amenity

The window in question is situated towards the rear of the side (north-east) elevation of the property and is mostly out of visual point to the street scene owing to the tightly grained nature of buildings along this section. Windows to this elevation and the windows to the flats directly opposite which face south-west belonging to No's 65-67 are diverse in terms of their positioning, size, obscurity/ clarity of glazing, and number of openable panes. In view that there is no strong coherence in the existing fenestration to this elevation coupled with its negligible impact on the street scene, the replacement window is considered acceptable on visual amenity grounds.

Residential Amenity

The proposal would not give rise to an overbearing or overshadowing form of development by virtue of the minor nature of the works which would continue to be recessed within the side elevation of the building.

The new window could give rise to the potential for overlooking by virtue of its larger size, clear glazing, opening panes, and the fact that it serves a habitable room. The direct outlook of the window would be towards the solid side wall and obscure glazed bathroom window of the top-floor flat No. 65 opposite the site. Whilst overlooking into this neighbours property (via their

clear glazed windows which serve a kitchen and landing respectively) may be achievable from an oblique angle, the harm this poses is not considered to be so significant to warrant a refusal on overlooking grounds in view that the window would be sited in the most appropriate position in the context of the clear glazed windows at No. 65. No material loss of privacy is anticipated as a result of the proposal.

On balance, it is considered that the enlarged opening and replacement window would not result in a materially adverse impact to the residential amenities of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit

Informatives:-

1. 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: Jason Albon Date: 23.05.2024

Authorised by: Jo Morin Date: 23.05.2024