Expiry Date - 06/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0418/24 Recommendation – APPROVE

Site: Flat 2 Balcombe Court West Parade Worthing

Proposal: Replacement of aluminium windows in South-facing bay window with UPVC

Date of site visit: Observed from the street scene on 12/04/2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to 'Balcombe Court' which comprises a single ten-storey building located to the north of West Parade. Purpose-built blocks of flats of 6+ storeys dominate the building type within the surrounding area spanning west of the application site. Buildings to the east are of a smaller scale and consist of conventional housing stock. The buildings are set a good distance back from the street scene and there is little variation in their building line. Balcombe Court is set behind a shallow flint wall and deep communal lawn with a private road and parking to the westerly side. The area is characterised by its openness.

Balcombe Court comprises a total of 40No. flats spread evenly across the ten floors. Elevations are comprised of a mix of brick, fenestration, and white painted linear timber boards. The building is uniform in appearance characterised by its horizontal sections and staggered primary elevation with projecting box style bay windows to the centre and most prominent point in relation to the street scene. There is plenty of breathing space between adjacent buildings.

The subject of this application is the front bay window to flat No. 2 which occupies part of the ground-floor. The flat is located to the south-east corner and windows are oriented to the front (south) and side (east). The bay window, which is aluminium and comprises horizontal sliding sash windows to the front with a fixed window below and a fixed window to the side, is to be replaced with UPVC fixed windows to the front and a UPVC casement window to the side.

Balcombe Court is not listed nor located within a Conservation Area.

Relevant Planning History:

Proposed fenestration of bay window frames in general on south elevation with UPVC tilt and turn windows refused under 90/05741/FULL, decision issued 19 Dec 1990 (previous refusal for same proposal under 90/05740/FULL). Installation of white UPVC replacement balcony windows within the building approved under 91/05910/FULL, decision issued 16 Oct 1991.

Applications for replacement UPVC windows achieved at many flats within the building:

32 (under AWDM/1595/21), **38** (under AWDM/0987/21), **20** (under AWDM/0836/21), **7** (under AWDM/1542/20), **41** (under AWDM/0811/20), **31** (under AWDM/1193/19), **36** (under AWDM/0996/18), **26 (**under AWDM/0423/18), **37** (under 05/0557/FULL), **1** (04/00896/FULL), **9** (under 04/00356/FULL), **17** (under 03/01157/FULL), **34** (under 02/00116/FULL), **38** (under 02/00115/FULL), **30** (under 01/01308/FULL), **12** (under 01/01223/FULL), **5** (under 01/00935/FULL), **29** (under 00/00788/FULL).

Consultations: None.

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 extensions and alterations to residential properties within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality.

Visual Amenity

The box style bay window the subject of this application forms part of the most prominent elevation of the building owing to its forward projection. UPVC replacement windows are well established within the building including to this bay section. Whilst the box bay section is symmetrical in terms of the size, colour, and pane configuration of the windows, the profile, opening style, and materials vary; windows are predominantly aluminium framed horizontal sliding sash, although there are some examples of UPVC replacements of differing opening types and profiles.

Following discussions with the agent it was agreed that the original proposal for casement windows to the front of the bay window be revised to a more sympathetic alternative that better respects the visual balance of the existing ground-floor bay. Accordingly, the proposed windows as amended would closely replicate the slender nature of the original framing and would be in keeping with the existing fenestration. The loss of the original horizontal sliding sash feature and aluminium framing would not be so significant to render the proposal unacceptable by virtue of the sympathetic profile and design of the proposed windows in the context of the building. The side window would be a thicker framed casement with bottom fixed pane and is not anticipated to adversely alter the aforementioned uniformity of the building owing to its situation to the side of the bay section in a less prominent position. The proposed alterations would only be faintly discernible owing to the buildings set-back position in relation to the street scene.

The character and appearance of the building and surrounding area would not be adversely affected as a result of the replacement windows and there are no visual amenity grounds to resist the proposal.

Residential Amenity

There would be no material planning issues in relation to residential amenity as the development by virtue of its minor and like-for-like nature would have no impact on the living conditions of surrounding neighbours.

Other

Some added weight can be given to the increased thermal efficiency of the flat as a result of the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Window Detail

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Expiry Date - 06/06/2024

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

Case Officer:	Jason Albon	Date:	04.06.2024
Authorised by:	Jo Morin	Date:	04.06.2024