Expiry Date - 04/12/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1256/24 Recommendation – APPROVE

Site: Ground Floor Flat 12 Broadwater Road Worthing West Sussex

Proposal: Replace existing front bay window and wooden french doors to rear with UVPC

Site Visit: 23/07/2024

Neighbours Notified: Y

Site and Surroundings
The property is a two-storey property located on the eastern side of Broadwater Road. The property has been split into two flats one on the ground floor and one on the first floor. The application relates to the ground floor flat, the first-floor flat obtained permission for a change in the materials of their windows to UPVC in 2013.

Proposal
It is proposed to replace the wooden bay windows on the ground floor with UPVc replacements. To the rear of the site there is proposed to be the introduction of some bi folding doors in the place of the existing French doors and windows.

Relevant Planning History:
Top floor flat, 12 Broadwater Road
AWDM/1420/12 - Replacement windows, replacement first floor conservatory and erection of shed in rear garden. Approved 01/02/2013.

Representations:
None received.

Relevant Planning Policies
Worthing Local Plan 2023: Policies SP1, DM5
National Planning Policy Framework 2023
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment
There is no objection in principle to the replacement windows to residential flats within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity
Due to the location of the flat the works to the window will be highly visible from within the public realm. The bifold doors to the rear of the site will not be visible from within the public realm. As such they do not impact the visual amenity of the property.

With the change to UPVC from the wooden the windows are not going to drastically change in appearance other than the materials being used. The change to UPVC would be a further change from the existing building, however within the residential setting these are not considered to be materials that would be out of character with the wider locality. A number of flats within the building have permission to change to uPVC windows including the flat above.

As such it is not considered that there will not be any unacceptable harm to visual amenity or the character or appearance of the locality.

Residential Amenity
The proposed replacements would utilise existing window and door openings and would not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:

1. Approved plans
2. Standard Time Limit

Informative

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 03/12/2024

Authorised by: Louise Prew Date: 04/12/2024