Expiry Date - 25/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0713/23 **Recommendation – APPROVE**

Site: **Ground Floor Flat 17 Ash Grove Worthing West Sussex**

Proposal: **Proposed replacement windows from timber to UPVC to the side (East) and front (South) elevations.**

Date of site visit: 06/06/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the north side of Ash Grove within a residential area of Worthing. The property comprises of a mid-terrace, two storey property occupied as two flats. This application relates to the ground floor flat. The building has brick elevations, a gabled two storey bay to the front, decorative tile hanging between the ground and first floor bays and white painted timber windows with stained glass fanlights. The building is set back from the pavement behind a low flint wall and small garden.

The property is within the Warwick Gardens Conservation Area and is subject to the Warwick Road Article 4 Direction. The building is not listed but properties within this terrace are identified as Local Interest Buildings. There are no protected trees on site.

Proposal

Planning permission is sought to replace the single glazed timber casement windows to the ground floor front (south) elevation and sash windows to the side (east at the rear) with UPVC.

The square bay window (south elevation) comprises of three windows to the front and two side windows all with stained glass fanlights above within a white painted timber frame. The window has brick corner posts to the bay. The replacement windows would be 'Rehau Rio Flush Fit' UPVC casement windows of the same design and proportions, reusing the decorative leaded light fanlights. The drip rail detail would be replicated in the same position as existing on the proposed windows. The frames would closely replicate the dimensions of the existing windows and would preserve the sight lines of the glazing.

The timber sash windows to be replaced to the east side of the building are located at the rear of the property. These windows would be replaced with standard UPVC 'Rehau TOTAL70' casement windows.

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Relevant Planning History:

19 - 21 Ash Grove - AWDM/1613/22 - Replacement of the ground floor timber windows with UPVC – Approved

9 Ash Grove - AWDM/1408/22 - Replacement white painted timber windows with Rehau 'Rio' flush fit UPVC windows to front elevation - Approved

9 Ash Grove - AWDM/1228/21 - Replacement windows from painted timber to white Rehau UPVC - Refused

19 - 21 Ash Grove - AWDM/0231/21 - Retention of UPVC wood grain windows to first floor flat South elevation (retrospective) – Approved

13 Ash Grove - AWDM/0971/20 - Replacement of existing first-floor timber sash window to timber outward opening French doors at rear (north) - Approved

19-21 Ash Grove – AWDM/1416/19 – Retrospective application to retain UPVC windows to south and north elevation - Refused

11A Ash Grove - AWDM/0593/19 - Non-Material Amendment to approved AWDM/0594/18 to amend profile/glass sizes in bay and side windows to match existing - Approved

11A Ash Grove - AWDM/0594/18 - Replacement UPVC windows to first floor flat south elevation – Approved following multiple amendments to original proposal to ensure a match with the original windows.

Consultations:

None required

Representations:

One representation received from neighbour:

During our own project to replace the first floor windows at 11a we commended the council in their rigorous approach to design detail that replicated the original timber windows, despite it elongating the process significantly. In the subsequent projects in Ash Grove the level of scrutiny seems to have declined. Whilst profiles and stained glass designs have been matched closely minor details such as the drip rail missing at 15-17, black seals at both projects, modern trickle vents, detailed corner posts at no.9 and glossy uPVC instead of a more matte wood grain effect have all been missed. I don't object to replacement but I would suggest that the council really does need to follow up post fitting to ensure the submitted designs have actually been adhered to and look closer at the system being installed.

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Warwick Gardens Conservation Area Appraisal
Warwick Road Article 4 Direction

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 and the character of the conservation area.

Visual amenity and the character of the conservation area

The property is located within the Warwick Gardens Conservation Area and is subject to an Article 4 Direction that restricts development including *'any enlargement, improvement or other alteration of a dwellinghouse, including window or door replacement where it fronts a highway or open space'.*

The Conservation Area Appraisal encourages the retention *'of original fenestration. Where unsympathetic replacement has already occurred, or replacement is unavoidable, ensure where possible that new window frames are installed that match the originals in design and materials (i.e. White painted timber)'.*

No.11A was granted approval for replacement heritage UPVC windows in 2018 (AWDM/0594/18) which involved numerous amendments during the application process to ensure that the replacement windows would closely replicate the proportions, style and detailing of the original windows and only on that basis was the application considered acceptable. The officer's report for this application noted the following: *'It is important to note that the grant of consent for these windows does not automatically set precedence for other uPVC windows to replace timber windows in the terrace. Whilst the details have been carefully considered and subsequently allowed, the final appearance will not be apparent until the windows have been installed. It is only following installation that the actual impact on the Conservation Area can be fully understood. Approval of this application does not automatically justify the replacement of other windows in the terrace in uPVC.'* The installation of these windows has been successful and is now used as a bench mark for other window replacements in this road.

The proposed windows are identical to those approved at No.9 Ash Grove under application AWDM/1408/22 which amended the details from the previous refused application. Several other properties within this terrace have also replaced their windows following the grant of planning permission, all requiring

strict design details, although it is noted that some of these windows do not replicate the exact details as approved at planning stage.

The current application proposes the 'Rio Flush fit' system which would closely replicate the original windows including details such as the drip rail and stained glass to the fan lights. Although there would be some differences in the framework proposed with a slightly wider frame to openings but narrower fixed framework, these would appear relatively minor overall and section drawings have been provided that demonstrate comparable profile and sight lines with the existing windows. The leaded patterned glass is to be reused in the new windows to help preserve the character of the building. The existing windows fail to open or close in some places and the proposed windows would provide a reasonable alternative to timber windows in this instance. The proposal is therefore considered acceptable and would help preserve the character and appearance of the building and wider conservation area.

It is regrettable that the rear timber sash windows would be replaced with an inferior UPVC casement design however it is acknowledged that these windows are not visible from the public realm and do not affect the setting, quality or appearance of the conservation area and are therefore considered acceptable.

Residential Amenity

The most affected properties are the neighbours in the adjoining properties. The proposal only involves the replacement of windows within existing openings and does not include any new or enlarged openings. Other than for some minor noise and disturbance during the fitting of the windows there would be no adverse impact on the residential amenities of adjacent occupiers.

The installation of double glazing would significantly improve the energy efficiency of the property, increasing thermal insulation and improving the living conditions for the occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Rio flush fit windows, no visible trickle vent
4. Reuse leaded lights

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.

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

Case Officer: Amanda Haslett Date: 21/07/23

Authorised by: Jo Morin Date: 21.07.2023