Expiry Date - 06/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0675/23 **Recommendation – APPROVE**

Site: **68A Victoria Road Worthing West Sussex BN11 1UN**

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

Date of site visit: 21/06/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Victoria Road within a mixed use area close to Worthing Train Station. The property comprises of a mid-terrace, two storey building with render to the upper elevations, rendered surround dormers to the front elevation and a tiled roof. The ground floor is occupied by a grilled chicken restaurant/take-away with residential use above. The application relates to the upper floors only.

The site is north of Worthing Town Centre, adjacent to a Medium Scale Local Centre and within a Key Office Location. The property is not within a conservation area and is not a listed building.

Proposal

Planning permission is sought for replacement windows from timber to UPVC to the front (west) and side (north) elevations.

The existing windows to the front consist of timber single glazed sashes, three at first floor and two within the dormers at roof level. It is proposed to replace these windows with UPVC Rehau sash windows with sash horn detail and deep bottom rail. The frames would be wider than the existing frames but the overall proportions and division of panes would remain the same.

The existing timber single glazed windows to the north elevation are located to the side of the rear outrigger. Windows W1, W2 and W3 are sliding sashes and windows W3 and W4 are smaller casement windows. These windows would be replaced with UPVC casement windows.

The application has been amended to replace the timber sash windows to the front of the building with UPVC sash windows instead of casements as originally proposed.

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Relevant Planning History:

96/05842/FULL - Replacement dormer roof extension to front elevation together with ancillary works – Approved

Oxford House 56 Teville Road (opposite the site) - AWDM/0059/23 - Replacement of existing timber windows to double glazed uPVC sash windows - Approved

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

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

This part of the town is characterised by commercial development on the ground floors and residential at upper levels.

There are very poor examples of UPVC replacement windows at both adjoining properties where the original timber sash windows have been replaced with standard UPVC casement windows. It is however noted that these windows do not have consent and are not recent additions for which we could pursue enforcement action. These additions cause significant harm to the character of the street scene and therefore are not additions that we would wish to see replicated at the application site. Amendments were therefore sought for the current application to change the front windows to a more sympathetic UPVC sliding sash window.

Although the proposed replacements are heavier in detail and frame size than the existing windows they do at least preserve the proportions of the original windows and their vertical sliding sash opening style and are immeasurably better than the UPVC windows either side. This approach was also considered

acceptable for the property opposite the site at No.56 Teville Road which recently received approval for similar replacements.

The replacement windows will result in some loss of original character however, the sliding sash design is an improvement on the initially proposed casements and as the property is not historically significant or located within a conservation area, the harm is not considered significant. The introduction of double glazing will provide thermal and acoustic insulation benefits which are considered to outweigh any visual harm.

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 would not therefore adversely affect the visual amenities of the locality and are 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. Vertical Sliding sashes

Informative

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.

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

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

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Authorised by: Jo Morin Date: 21.07.2023