Expiry Date - 26/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0825/24 Recommendation – APPROVE

Site: Flat 1 9 Moat Way Worthing West Sussex

Proposal: Installation of replacement 4no PVCu windows

Date of site visit: 15/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is located on the north side of Moat Way within a residential area of Worthing. The property is a ground-floor flat within a two-storey semi-detached building; flat 2, 9 Moat Way occupies the first-floor. The building comprises facing brick elevations to the façade with vertical hanging tiles to mid-section of the bay projection and white render elevations to the side (west) and rear, a plain tiled hipped roof, and white UPVC openings. The property is set-back from the public realm a moderate distance behind a stone wall with piers and vehicle access to the westerly side. The attached building No. 11, which also contains 2no. flats, appears to be a mirrored copy of the application property. The semi-detached pair have a corresponding design, layout, and positioning of fenestration, both of which exhibit a double-height bay projection to their façade and towards the rear of their outrigger. The nearside rear elevations closest to the shared boundary are in a recessed position as a result of the respective outriggers. Properties are mixed in terms of form, scale, massing, design, and alignment.

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 total of 4No. windows to the ground-floor flat. The windows serve the living room (bay projection) and bedroom to the façade, the kitchen (bay section) to the side elevation, and bedroom to the recessed rear elevation.

At current, the windows are UPVC white casements with a varied design and opening configuration. The replacement windows would also be UPVC white casements inserted into the existing openings.

Relevant Planning History:

Permission granted at the application building for construction of a double garage in north-west corner to serve flats 1 and 2 accessed by existing shared driveway under AWDM/1057/15, decision issued 02 Oct 2015.

Permission granted at the first-floor flat for:

- Proposed rooflights to front and rear elevations in connection with loft conversion under 10/0405/FULL, decision issued 23 Jun 2010.

- Retrospective application for the provision of a garden shed under 05/0646/FULL, decision issued 10 Aug 2005.

Consultations: None undertaken.

Representations:

A resident who resides at No. 36 Tagalie Square has submitted a representation in support of the planning application. No reason was provided.

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 replacement windows to the façade and side elevation would present a noticeable alteration to the street scene, most significantly to the front bay section by virtue of its larger size and forward-most position. The replacements would not exactly replicate the design and opening configuration to what exists, and this would be most discernible to the front bay window by virtue of the addition of the horizontal glazing bar which would divide the vertical panes at the top. Notwithstanding, the impact this would pose on the street scene is not considered to be so harmful to warrant refusal in view of the diversity in window design to the application building; unlike the ground and first-floor windows to the façade of No. 11, No. 9 does not exhibit uniformity insofar as opening and pane configuration is concerned. The finishing material would remain white UPVC which is prevalent on the building

and street scene and the thickness in framing is not anticipated to be significantly different to what exists.

The proposed replacement windows would not have a materially adverse impact on visual amenity given their reasonable replication to what exists within this context.

Residential Amenity

The replacement windows would be inserted into the existing openings and be of the same size and opening style; the established outlook would remain the same. The proposal would have no adverse impact on the living condition of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

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

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: 20.08.2024

Authorised by: Jo Morin Date: 22.08.2024