Expiry Date - 15/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1713/23 Recommendation – APPROVE

Site: Ground Floor Flat 9 Upper High Street Worthing West Sussex

Proposal: Blocking up of existing door on south side and French doors installed to rear

Date of site visit: Desk based assessment undertaken.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property is a semi detached two storey Edwardian dwelling which is now in flats. The application property relates to the ground floor flat. The existing windows are vertical sliding timber sash windows.

The property is not within a conservation area, nor is it listed however, it does back onto the Little High Street Conservation area.

Proposal

The application relates to the introduction of windows and doors in the rear elevation as well as the introduction of a window on the southern side elevation. To facilitate the amendments the existing door on the side elevation will be blocked up. The replacement windows and doors will be in UPVC.

Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy 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.

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Visual & Residential Amenity

The application property forms part of a semi-detached Edwardian property. The properties have many attractive character features including aesthetic feature wood beams and feature bay windows to the ground and first floors. The main entrance is via a recessed front porch with an arched entrance way. Due to the proposed works being located to the rear and on the side elevation are not considered to result in an impact on the neighbouring properties.

There are a number of windows within the locality which have been converted to UPVC including the applications site itself. It is not considered that the material would detract from the overall aesthetic of the building or the neighbouring conservation area.

The introduction of the French doors to the rear are not considered to result in any overlooking that would not already be available from within the property. As such it is not considered that the application would result in any views into the neighbouring property that would result in a demonstrable impact on the amenity space or privacy.

The proposed replacements would largely utilise existing window 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: 14/02/2024

Authorised by: Louise Prew Date: 14/02/2024