Expiry Date - 10/06/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0501/24 Recommendation – APPROVE

Site: Flat 3 76 Rowlands Road Worthing West Sussex

Proposal: Replacement of existing single glazed wooden window units with PVCu double glazing.

Date of site visit: Desk-top using Google satellite imagery and photos supplied by Agent

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a three-storey Victorian end of terrace building sub-divided into six flats, located on the north side of Rowlands Road close to its junction with Heene Road.

The terrace consists of 5no attached villas with rendered elevations and shallow pitched roofs sitting behind a decorative front parapet. Each building has front bay windows over 3 floors. The application property is slightly different to the others in the terrace incorporating a 'square' bay window at ground floor with canted bays above. The canted bay window profile is replicated in the form of the decorative parapet above each terraced building. Where remaining, the proportions and slender framing of the sash windows contribute to the traditional character of the terrace although this has been diluted by the introduction of some unsympathetic casements.

The ground (Flat 1) and second-floor (Flat 5) windows in the front (south) elevation of No.76 consist of UPVC replacements, but have retained their sliding-sash style.

The property is not listed or located in a Conservation Area.

Proposal

Permission is sought to replace 6no existing timber windows in white UPVC, comprising 4no on the front (south) elevation and 2no on the west side elevation.

The windows on the south elevation (W3, W4, W5 and W5) currently consist of timber sliding sashes (1 over 1) with sash horns. It is proposed to replace these windows with white double-glazed UPVC sliding-sash units to replicate the style and appearance of the existing windows.

The windows on the west side elevation include a timber sliding sash window (2 over 2) with sash horns (W1), and a small timber casement window with opening fanlight (W2). It is proposed to replace W1 with a white double-glazed UPVC sliding sash unit, and replace W2 with a white double-glazed UPVC casement of a similar design to the existing.

Relevant Planning History:

AWDM/1494/18 Replace three existing timber sliding sash windows with similar in white uPVC to ground floor on front (south) elevation. Permitted 14.01.2019 and implemented.

AWDM/0633/18 Flat 5, 76 Rowlands Road: Replace 4no timber sliding sash windows with white uPVC 'Heritage Rehau' sliding sashes on first-floor [stet] front (south) elevation. Approved 26.06.2018 and implemented.

Consultations: None

Representations: None

Relevant Planning Policies

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

Planning Assessment

There is no objection in principle to alterations to improve the current housing stock. There will be no significant impact on residential amenity and the key issue is the effect of the proposed window replacements on the appearance of the building and the character of the surrounding area.

All the windows can be seen from the street. Other than W2, all the proposed windows replicate the existing sliding sash design, including ‘horns’ on the upper sashes. The UPVC framing will be thicker than the original timber resulting in a ‘heavier’ appearance throughout. Similarly the existing swept head detail will not be replicated. However, as the original windows in the flats directly above and below have already been replaced in UPVC of a similar design to that proposed, this will not look overtly out of keeping.

The sliding sash replacement for W1 will retain the existing 2 over 2 sub-divided proportion. A condition is recommended to require the glazing bars to be fitted externally (rather than in-between the panes of glass).

The proposed UPVC replacement casement for W2 will also have is also thicker framing with a notable reduction in the glazed sightlines compared to the existing timber window.

In the circumstances, taking into account the existing replacements in this building, and the far less sympathetic replacements within the terrace as a whole, it is considered the proposed windows, although not strictly authentic in their fine detail, will represent a suitable replacement that will help to retain the remaining character of this attractive terrace.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Glazing bars to the replacement sliding sash (W1) hereby permitted to be fitted externally.

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.

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

Case Officer: Jo Morin Date: 04.06.2024

Authorised by: Gary Peck Date: 4 June 2024