Expiry Date - 16/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1738/23 Recommendation – APPROVE

Site: 20 Camargue Court 24 Downview Road Worthing West Sussex

Proposal: Retrospective application for replacement UPVC windows

Date of site visit: Observed from the street scene on 10/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to Camargue Court located to the east side of Downview Road within a residential area. Camargue Court is a five-storey purpose built block of flats comprising a total of 20 flats spread evenly across the five floors. The block comprises facing brick elevations, a hipped roof, and white framed fenestration. The block is uniform in appearance characterised by the rhythm in its vertical sections which are divided by projecting brick fins. The outer vertical sections of the principal elevation are comprised of balcony bays with metal balustrades. This is also the case with the set-back sections which project from the respective side elevations of the block. The cohesion in the fenestration, of which forms a large part of the principal elevation, particularly adds to the character and aesthetic of the block, despite evidence of some alterations/ replacements to the original fenestration. It is understood that the original fenestration comprised of white timber/ aluminium frames.

The subject of this application are the balcony doors to No. 20, located to the top (fifth) floor and the uppermost north-westerly part of the block. Retrospective permission is sought for the replacement of the aluminium farmed doors with UPVC frames. The applicant advised that the replacement doors were installed on 25th March 2019.

Camargue Court is not listed nor located within a Conservation Area.

Relevant Planning History:

Various replacement doors and/ or windows to UPVC have been achieved at the block:

AWDM/1464/23 (No. 17), AWDM/0353/23 (No. 8), AWDM/0257/22 (No. 6), AWDM/0741/17 (No. 4), AWDM/1347/16 (Communal), AWDM/0308/14 (No.

3), AWDM/0791/13 (No. 2), AWDM/0431/12 (No. 1), AWDM/1080/11 (Communal).

Consultations: None.

Representations: None received.

Relevant Planning Policies

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 properties within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality.

Visual Amenity

Whilst there is a degree of added bulkiness and heaviness to the appearance of the replacement modern UPVC units, of which are readily visible to public viewpoints along Downview Road, the harm is not considered to be to an unacceptable degree in view of the plentiful history of UPVC replacements on the block together with their sensitive design which matches what existed in this location. Thus, the synergy and character of the block would not be adversely affected, nor would the street scene.

Residential Amenity

There would be no material planning issues in relation to residential amenity as the development by virtue of its minor and like-for-like nature would have no impact on the living conditions of surrounding neighbours.

Other

Added weight must be given to the increased thermal efficiency of the flat as a result of the proposal, which can be viewed as a sustainable alteration.

Recommendation

APPROVE subject to Conditions:-

Expiry Date - 16/02/2024

1. Approved Plans

Informatives

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: 14.02.2024

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