Expiry Date - 05/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1530/23 Recommendation – APPROVE

Site: Smugglers Barn Arundel Road Salvington Worthing

Proposal: Installation of replacement wooden Door and Windows to UPVC.

Date of site visit: 14/12/2023

Neighbours checked: Y

Site Notice Posted: Y - Site Notice posted on 15/11/2023

Site and Surroundings

The application relates to a dwelling converted from a former barn and farm buildings attached to the south of the Coach and Horses public house, south of the A27 Arundel Road outside of the designated built-up area. The dwelling occupies an irregular shaped plot bounded by the public house to the north, the Coach and Horses hotel to the west, Stanhope Lodge to the north-east, and modern residential estate housing pursuant to the permission at the land to the south and east and west of the Coach and Horses. The dwelling is single-storey and comprises a mix of flint, brick, and timber weatherboard elevations, a combination of plain tiled pitched roofs, and fenestration of differing styles.

The Coach and Horses Public House and Stanhope Lodge are grade II Listed Buildings.

Proposal

Full planning permission is sought to replace 1no door and 6no windows. The openings, which are of varying shapes, styles, and designs, all have the same dark stain timber finish to the exterior. These would be replaced with timber-look UPVC replacements with full mechanical joints and wood grain effect inside and out. They would have a golden oak exterior finish.

Relevant Planning History:

Planning permission refused for enlargement of two windows to south elevation under 99/00056/FULL, decision issued 23/02/1999. Refusal was on grounds relating to harm to the historic and architectural character of the building and its rural setting.

Consultations: None undertaken.

Representations: None received.

Expiry Date - 05/01/2024

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)
DM16 (Sustainable Design)
DM24 (The Historic 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, and the effects on the setting of the adjacent Listed Buildings.

Visual Amenity and Heritage

Weight is concentrated to whether the proposal will have a detrimental impact on the aforementioned nearby Listed assets and surrounding area, as well as the traditional rustic character and appearance of the barn. Although the applicant has not provided specific details regarding the brand of windows, the information provided is considered adequate given the nature of the application.

The windows the subject to this application are situated within the older part of the dwelling comprising the converted former farm buildings, part of which is link attached to an outbuilding within the grounds of the listed Coach and Horse public house. However, the layout and configuration of the various building components which make up this dwelling means that the windows in question are not directly facing, or necessarily viewed in the context of the neighbouring listed buildings and would have no adverse impact on their setting.

Only the 2 modest-sized single pane casement windows (A and B on the submitted plan) on the west elevation can be seen from outside the site (from the pub garden). The proposed double-glazed replacements would provide some mitigation for noise associated with the adjoining pub garden and so provide some enhancement to the living conditions of the occupant(s) of Smuggler's Barn.

The proposed replacement windows will utilise the existing window openings and will be of a similar design to the existing timber units. However, the proposed change in material and associated heavier framing will result in a changed appearance and some loss of the existing traditional character, as will the loss of the existing stable door design to the utility room.

However, some attempt has been made to harmonise with the existing dark-stained timber units and the proposed replacements will be of a ‘flush-fitting’ style in woodgrain effect UPVC of a ‘Golden Oak’.

It is important that the proposed replacement for Window F on the East elevation maintains the existing vertical subdivided proportion and this can be secured by a condition to ensure that the glazing bars shown on the drawing are implemented and planted externally.

On balance, taking into consideration that the converted dwelling is visually separate from the nearby Listed buildings and has no formal heritage designation, it is considered that the proposed UPVC replacement windows and door would not result in such serious harm to visual amenity or the character of the area that would justify refusal.

Residential Amenity

There would be no material planning issues in relation to residential amenity as the proposed replacement windows and door utilising the existing openings would have no adverse impact on the living conditions of surrounding neighbours.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Woodgrain effect UPVC in Golden Oak
4. Living Room Window

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: 29.12.2023

Authorised by: Jo Morin Date: 04.01.2024