Development Management - Delegated Officer Report

Application Number: AWDM/1132/23 Recommendation - APPROVE

Site: Flat 1 40 Rowlands Road, Worthing, BN11 3JT

Proposal: Replacement of existing timber sliding sash windows to Flats 1 and 3 with PVCu sliding sash windows

Date of site visit: 27/09/2023

Neighbours checked: N/A

Additional neighbour notifications: N

Site and Surroundings

The property is a three storey Victorian terrace dwelling which is now in flats. The application property relates to the ground and second floor flats. The existing windows are vertical sliding timber sash windows.

There are 7no. properties next to each other within the terrace of similar design.

The property is not within a conservation area, nor is it listed.

Proposal

The replacement windows relate to 8no windows on the ground and second floor; 3no within the ground-floor front bay, and the other 5no on the second floor with 4no at the front and 1no at the rear (north).

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.

Visual & Residential Amenity

The application property forms part of a distinctive stuccoed Victorian terrace. The properties have many attractive character features including rusticated stucco at ground-floor, decorative mouldings to windows and cornices, portico porches and some arched window heads. However, it is apparent that many of the original timber sash windows have been replaced in UPVC, including the introduction of unsympathetic casement-opening windows on some other properties. The front windows at No.40 all appear to be the original timber sashes, most with arched heads. The proposed UPVC replacements will be noticeably different in that they will not replicate the existing arched heads, with the framing of the upper sashes 'squared off' instead. That said, the proposed replacements are a good-quality heritage sliding-sash style, with a chamfered profile and sash horns. The submitted section drawing shows the windows will be recessed into the openings so as to minimise the extent of framework that will be visible externally. In this context where there are numerous examples of less sympathetic replacement windows it would be difficult to justify refusal of this application.

It is noted that the proposed second floor front windows not replicate the subdivided proportions of W4, W6 and W7 as existing (incorrectly shown on the submitted drawing 1609/003). However, none of the other windows on the other floors of this building are similarly subdivided and it is not considered this change in appearance would result in unacceptable harm

The proposed replacements would 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: 06.10.2023

Authorised by: Jo Morin Date: 13.10.2023