Development Control – Delegated Officer Report

Application Number: AWDM/1051/23 Recommendation – APPROVE

Site: 9 Normandy Court, West Parade, Worthing, BN11 3QY

Proposal: Replacement of front elevation UPVC bedroom window with white UPVC

Date of site visit: Previously visited 31.05.2017

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to a second-floor flat within a 6-storey block on a wide footprint. The design of the flats is very repetitive, particularly with regard to window position, styles, sizes etc., and also balconies.

Other blocks of flats are within this length of road, most of similar height, but some much higher.

To the front (south) of the flats, on the opposite side of the road, lies the beach and sea.

Proposal

The proposal seeks to replace the existing white UPVC bedroom window with a new white UPVC window.

Relevant Planning History:

AWDM/0687/17 Retention of replacement white UPVC windows to lounge and balcony on second floor to front (south) elevation Approved 26.06.2017

Consultations: None undertaken.

Representations: None received

Relevant Planning Policies

Worthing Local Plan: SP1, DM5, DM24
National Planning Policy Framework 2023
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

There is no objection in principle to the change of windows within this flatted development subject to the effect on the character of the existing block of flats together with the neighbouring properties.

Visual Amenity

The application relates to a change of a window on the front elevation of this second-floor flat. The window being on the outside, east edge of the block.

The design will be the same as the existing window, with the appearance of top fanlights and the lower, larger pane, being openable. Other windows in this column are similar in design but not all the same. And some windows have a thicker frame being indicative of UPVC.

Overall, the change in window will largely be in accordance with many of the flats, and thereby will be in character with their neighbours.

To finish, as the majority of windows in the block have been changed to UPVC, the thickness of the frames will be in keeping with the majority of the windows within the building.

Residential Amenity

It is not considered that the change in windows will materially affect the neighbouring residential amenities.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans.
2. Time limit

Informative:

1. Pro- Active Non Amendment

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

Case Officer: Eve Hearsey Date: 22.11.2023

Authorised by Jo Morin Date: 22.11.2023