Expiry Date - 14/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1510/23 Recommendation – APPROVE

Site: Flat 2 4 Rugby Road Worthing West Sussex

Proposal: Replacement of single glazed sash windows with UPVC double glazed windows at first floor

Date of site visit: Observed from the street scene and rear passage of the property on 26/02/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to No. 4 Rugby Road, a mid-terrace two-storey former single dwelling house which now comprises 2No. flats, located to the north side of Rugby Road. No. 2 Rugby Road is adjoined to the east which forms the end of the terrace row and similarly comprises 2No. flats and No. 6 Rugby Road is adjoined to the west which is also mid-terraced but comprises a total of 4No. flats. No. 8 Rugby Road is adjoined to No. 6 and forms the westerly end of the terrace row. The terraced row exhibits a strong sense of uniformity through its mirrored layout and appearance of the subdivided properties, characterised by Victorian architecture with the bay section to the façade being the most prominent and distinctive feature. Whilst the symmetry of the terraced row is expressed most profoundly at the façade, the materials and form of the fenestration is not well-related; it was evident during a visit to the site that No. 4 is the only property to have retained the original timber sliding sash windows, the other properties have inserted unsympathetic UPVC casement windows as replacements. Pitched roof outriggers project to the rear in a symmetrical fashion.

The flat the subject of this application is No. 2, located to the first-floor of No. 4 Rugby Road.

The building is not listed or located within a Conservation Area.

Proposal

Full planning permission is sought to replace all windows to the first-floor flat (total of 10No.). 5No. windows are located to the front (4No. to the bay section) and 5No. to the rear.

The existing single glazed white timber vertical sash windows would be replaced with double glazed white UPVC vertical sash windows.

Relevant Planning History:

No planning history for window replacements at No. 4.

Permission granted at the attached property No. 6 for replacement windows under AWDM/0340/22, decision issued 11 Apr 2022**.**

No. 2 and No. 8 have replaced their original timber windows with UPVC casements. Whilst there is no recorded permission for their installation, it appears these have unofficially become lawful through passage of time.

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

The replacement windows are considered to be sympathetic to the building as they would reasonably replicate the original windows by virtue of the vertical sliding sash form with run-through sash horns. As previously identified, the other properties within the terraced row have failed to achieve such replication which has affected its aesthetic quality to some degree. The replacements to the façade would pose an alteration from views of the street scene owing to their comparatively bulkier frames and lack of a deep bottom rail, but this harm is outweighed by the aforementioned sympathetic design and replication which would be consistent to both the front and rear of the property, an approach which is strongly supported by the Council. In arriving at this decision, weight has been applied to the recent permission at the adjacent property No. 6 which was for much less-sympathetic window replacements (top-opening casements) and the fact that the terraced row and surrounding area does not fall within a special designation

Residential Amenity

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

Other

Some additional weight can be applied to the increased thermal efficiency of the flat as a result of the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Windows

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: 13.03.2024

Authorised by: Jo Morin Date: 14,03.2024