Expiry Date - 05/11/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1073/24 **Recommendation – APPROVE**

Site: **3 Michaela Lodge 23 St Botolphs Road Worthing West Sussex**

Proposal: **Remove existing single glazed timber vertical sliding windows and replace with UPVC Heritage Rose double glazed vertical sliding windows**

Date of site visit: 09/10/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a first-floor flat (flat 3) located at No. 23 to the west of St Botolphs Road. The building is an Edwardian era detached two-storey character property with a distinct identity. The building has been converted into a total of 6No. flats spread evenly across the two floors. The building comprises smooth render elevations in a light blue shade, a combination hipped roof, and predominantly white painted timber vertical sliding sash windows. Unique character features to the building include the double-height canted bay window to the façade, the cornice detailing which separates the ground and first floor, the decorative brick quoining detail, and the corbels beneath the roof soffit. The application relates to the windows to the first-floor flat which is located to the set-back southerly front elevation; this part of the building appears to be an extension to the original building and although well-related, it does lack some of the aforementioned character features, namely the quoining and corbel detailing.

The building is set-back a good distance from the street scene behind a moderate sized brick and flint wall with brick piers and a wide vehicle access. To the front of the building is predominantly hard landscaping for off-street parking provision.

St Botolphs Road comprises a predominantly residential area. Buildings vary in terms of size, design, layout, and spacing between adjacent buildings.

The building is not within a conservation area, is not listed, and no protected trees would be affected.

Proposal

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Full planning permission is sought to replace the existing 5No. windows to the flat. 3No. are located to the front (west), 1No. to the rear (east), and 1No. to the side (south). The existing white painted timber vertical sliding sash windows would be replaced with white UPVC vertical sliding sash windows from Roseview Windows Heritage Rose range, inserted into the existing openings.

Relevant Planning History:

Planning permission granted at No. 23 St Botolphs Road for conversion of two flats & extension to form 6 x one-bedroom self-contained flats under WB/1455/88, decision issued 10.01.1989.

Planning permission granted at other flats within the building:

- No. 6 - Replacement of existing timber sash windows and timber door with white UPVC sliding sash windows and composite white wood grained door under AWDM/0618/20, decision issued 02 Jun 2020.
- No. 2 - Installation of replacement windows to rear of building under AWDM/1028/15, decision issued Thu 17 Sep 2015.

Consultations: None undertaken.

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 Edwardian building has a distinct character and an aesthetic quality which should be conserved wherever possible. Only the windows to the front of the flat would pose a noticeable alteration from the view of the public realm, the window to the rear is out of viewpoint and the window to the side is mostly out of viewpoint and recessed into the opening.

Although the readily visible 3No. windows are located to the front of the flat and fronting St Botolphs Road, they are not considered to be prominent owing to their set-back position in the context of the building, some approximately 18m back from the street scene. Amended plans were secured for the application following discussions with the agent, since it was agreed that the replacement windows should greater sympathise with the profile and framing proportions of the existing windows in order to respect the original character of the building and mitigate any materially harmful impact from the view of the street scene. Even in light of these amended plans, the replacement windows would affect the traditional appearance of the building to some degree by virtue of the modern UPVC material together with the heavier framing and inclusion of trickle vents. However, in view of the revised proposed design of the replacement windows which would reasonably replicate what exists, their siting and relationship with the street scene, and given the building nor surrounding area falls within a special designation, it is considered that they would not be so materially harmful to the visual amenities of the street scene and the character of the building to justify refusal.

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

It should be recognised and appropriately weighted that the new windows would offer an increased thermal efficiency which can be viewed as a sustainable alteration to the building.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Window Detail

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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

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Case Officer:	Jason Albon	Date:	04.11.2024
Authorised by:	Jo Morin	Date:	05.11.2024