Development Management - Delegated Officer Report

Application Number: AWDM/0595/23 Recommendation - APPROVE

Site: Flat C Norwich Court, Pevensey Garden, Worthing BN11 5PG

Proposal: Replace single glazed windows having white painted wooden frames with white UPVC double glazed units. Four windows are to be replaced in total.

Date of site visit: Site Notice posted on site 10.05.2023 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: N/A

Additional neighbour notifications: N

Site and Surroundings

Norwich Court is a two storey block of flats containing 12no. flats, one section referenced A to D and the other, larger section numbered 1 through 8. Norwich Court lies at the end of the cul-de-sac section of Pevensey Garden. Flat C, Norwich Court is a first floor flat facing east west.

There are several blocks of flats in the near vicinity, off Pevensey Garden, and other than Rochester Court, all the blocks within the flatted enclave off Pevensey Garden, are named after Cathedral Cities (although when the flats were built, Rochester was a Cathedral City, losing its status as one in 1998 following the forming of Medway and failing to protect its status as a city).

The property is not within a conservation area, or is it listed.

Proposal

The replacement windows are on the first floor of the east and west elevations.

Windows A (Lounge), and B (Kitchen) are on the west elevation;
Windows C (Bedroom), and D (Bathroom) are on the east elevation.

All the replacement windows will be of the same design as the existing windows, other than for window C, which will be divided into 2no. windows with a central vertical window bar.

All the windows will be double glazed.

Relevant Planning History:

Many within blocks appear to have been replaced with UPVC

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy DM5
National Planning Policy Framework 2021
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 Amenity

The replacement 4no. windows within the block will be of the same design as the existing windows, but will be double glazed. The one window that will be different will be Window B, this one will have a vertical bar to its centre. Although different to the existing, it will be similar in appearance to the window directly below it on the ground floor, which has changed its original window to one with a central vertical bar, and thereby changing the opening of the window.

The replacement window will have a thicker frame and profile, but it will otherwise marry with the flat windows on the lower level. The other replacements will be of the same design and size as the existing, thereby they will be in accordance with the existing flat and block.

Residential Amenity

The replacement windows with double glazed UPVC windows, will not harm the existing residential amenities of the neighbouring properties or those of the character of the area.

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: Eve Hearsey Date: 21.06.2023

Authorised by: Jo Morin Date: 21.06.2023