Expiry Date - 23/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0269/24 Recommendation – APPROVE

Site: Flat 4 19 Christchurch Road Worthing West Sussex

Proposal: Replace timber windows with PVC vertical sliding sashes

Site Visit: 13/06/2024

Neighbours Notified: Y

Site and Surroundings

The property is a two storey semi-detached dwelling which is now in flats. The application property relates to the first floor flat to the front and side. The existing windows are vertical sliding timber sash windows. The property is not within a conservation area or a listed building.

Proposal

It is proposed to replace 8no existing single timber casement windows on the first floor front and side elevation with UPVc replacements. The style that is proposed is a 'Legacy' Sliding Sash.

Relevant Planning History:

AWDM/0130/22 – Replace 2no. timber sliding sash windows with white UPVC casement windows at first floor North and West elevations. Application permitted 22/03/2022.

Consultations: None

Representations: None received.

Relevant Planning Policies
Worthing Local Plan: Policy DM5, DM24
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 Amenity

The application relates to a highly visible frontage that can be seen from both Christchurch Road and Cambridge Road. Due to the location on the corner plot and at first floor the impact needs to be carefully considered.

Within the direct locality there have been a number of windows that have been converted to UPVC from the original wooden sashes. These have come in a number of different forms notably on 2 and 4 Cambridge Road as such the character of the area has already been diminished. The introduction of these ‘Legacy’ windows which have thin bars similar to that of the existing window.

As such it is not considered that there will be any unacceptable harm to visual amenity or the character or appearance of the locality.

Residential Amenity

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: 14.06.2024

Authorised by: Louise Prew Date: 14/06/2024