Expiry Date - 16/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1057/24 **Recommendation – APPROVE**

Site: **1 Seldens Mews Seldens Way Worthing West Sussex**

Proposal: **Replace existing lounge window (South elevation) with French doors.**

Date of site visit: 25/09/24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Seldens Way, within Seldens Mews in a residential area of Worthing. The property comprises of a two bed cottage within a barn conversion accommodating three dwellings. The converted barn has flint and cobbled elevations brick quoining to window/door surrounds, wood effect PVCu windows and doors and a slate tile pitched roof. The rear elevation of the barn faces north on to Seldens Way and the frontage is to the south on to Seldens Mews. The building has pitched roof dormers x10 to the south elevation. There is a very small garden area to the south of the building which for the application property No.1 has been enclosed by a picket fence and trellis painted a sage green colour.

The property is not within a conservation area, is not a listed building but is identified as a building of local interest within the Worthing Local Interest Study 2003. There are no protected trees on site.

Proposal

Planning permission is sought to replace the lounge window with French doors.

The window is located to the south side of the building which forms the frontage on to Selden Mews. The existing window measures 1770 x 1050mm and consists of a brown wood effect PVCu frame with double glazing.

It is proposed to replace this window with French doors of the same width fitted within the existing opening and removing the flint work below. The quoining surround detail would be retained and extended down to floor level. The new doors would be brown wood effect PVCu to match the existing window frames.

The application has been amended to change the doors from sliding doors to French doors.

Relevant Planning History:

WB/1206/89 – Residential development, comprising 5 x one bedroom units, conversion of barn to provide 3 x two-bedroom cottages together with alterations to implement the use. Approved – PD removed for extensions, alterations, windows, outbuildings, walls and fences.

Consultations:

None required

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed doors are to the south elevation of the building and therefore are not visible from Seldens Way. They are however visible within Seldens Mews which forms a small residential development of eight houses.

The three cottages that form part of the barn conversion (including the application property) are the same in terms of materials, quoining detail and dormers but differ in terms of their detailed design specifically in relation to openings and porches. The windows to No.1 are slightly different to those to the rest of the building at No.2 and 3. The windows to No.1 are a lighter wood effect and have additional window panes. The entrance porch detail to No.1 also differs from that at No.2 and 3. The properties also differ in terms of their enclosed front gardens and boundary treatments to the south, with No.3 having a much deeper garden, partly enclosed by a higher boundary fence, No.2 having a very small garden enclosed by a higher boundary fence and No.1 with a shallow garden which is enclosed by picket fencing and tall trellis.

The introduction of window openings, dormer windows and porches as part of the original conversion works has resulted in the former barn building having a marked domestic appearance. The introduction of French doors although only a small-scale change in appearance, will further dilute the original rustic character of the building. On the other hand, the position of the proposed doors,

facing South into this small complex of dwellings, will not be overtly prominent in public views. The French door design is considered preferable to the initially proposed sliding patio door type as more in-keeping with the existing traditional cottage style appearance of the dwelling. The quoining detail will be replicated on either side of the new opening.

It should be noted that no record of consent has been found for the front boundary treatment and it is unclear whether this is time exempt from enforcement action.

There would be no significant harm to the character of the property or the visual amenities of the locality as a result of this application.

Residential Amenity

There would be no detrimental impact on residential amenity as a result of the proposed replacement of a window with French doors in this position.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Doors to match windows in colour and materials
4. Quoining detail to French door

Informative

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

Case Officer: Amanda Haslett Date: 10/10/24

Authorised by: Jo Morin Date: 14.10.2024