Expiry: 15/12

Development Control – Delegated Officer Report

Application Number: AWDM/1458/23 Recommendation: Grant

Site: Flat 3 Lincoln House, 4 Oxford Road, Worthing

Proposal: Replacement of timber to UPVC sash windows on First Floor West Elevation and UPVC casement windows on First Floor North Elevation.

Date of site visit: 21/11

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a semi detached bay fronted Edwardian villa on the east side of Oxford Road. It also has a double bay on its north side and a deep two storey outrigger. These properties have three floors as built, including one in the roof with side gable windows and side dormers in their outriggers.

The property is divided into 5 flats. It has retained its original timber sash windows as has its neighbour at No.2, also flats.

It is not in a conservation area and is not a listed building.

Proposal:

Flat 3 occupies the first floor of the main dwelling. Permission is sought to replace windows in the front and north side bay windows and a single front window in uPVC. Since originally submitted the application has been revised to show uPVC sash replacement windows in the front bay and front window whilst continuing to propose uPVC casement windows in the side bay.

Relevant Planning History:

Flat 4 Lincoln House

AWDM/1829/27 - Replacement of timber single glazed windows with UPVC double glazed units to North and East elevations first floor. Granted

No. 4

WB/02/00962 – Certificate of Lawful Development for use of property as 5 flats. Issued.

Consultations: None.

Expiry: 15/12

Representations:

One letter of no objection from a resident of a flat in No. 2.

Relevant Planning Policies

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

Planning Assessment

There is no objection in principle to extensions and 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

This pair of attractive villas have retained their timber sliding sash windows and make a valuable contribution to the pleasing appearance of the road. Many other properties in the street also retain their original sash windows though there are examples of uPVC replacements or varying designs.

The revised proposal with sash opening uPVC windows in the principal elevation improves on the original submission and will maintain the original aesthetic. The change in material is not a reason to refuse in this less sensitive area. Casement uPVC windows in the less visible side elevation is also acceptable in this case.

Residential Amenity

Neighbour amenity is unaffected.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

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:	MOK	Date:	5/12/23
Authorised by:	Jo Morin	Date:	5.12.2023