Expiry Date - 09/08/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0592/23 Recommendation – APPROVE

Site: Flat 1 37 Winchester Road Worthing West Sussex

Proposal: Installation of replacement windows from painted timber to white UPVC.

Date of site visit: 06/06/2023

Neighbours checked: Y

Site Notice Posted: Y - Site Notice posted on 06/06/2023.

Site and Surroundings

The application property is a ground-floor flat (flat 1) located at No. 37 to the south of Winchester Road. The flat is one of four within a late Victorian era two-storey building. The building comprises a mixture of facing brick and pebbledash with timber framing elevations, a slate tiled hipped roof with decorative ridge, along with a mixture of original white timber and replacement white UPVC windows. To the façade, a cornice separates the differing materials to floor levels with a double-height canted bay and ground-floor squared bay window features. The application relates to the ground-floor canted bay window.

Window frames of the building were originally timber frame vertical sliding sashes with horns, painted white. The first-floor bay window has been stripped of the original windows and replaced with unsympathetic UPVC windows without sash. By contrast, the ground-floor bay window the subject of this application appears to still exhibit the original timber sash windows.

In many respect the area is uniform, particularly along this section south-westerly of Winchester Road. Buildings are of a generous footprint, have a similar alignment, design, and massing, and are regularly spaced.

The building lies within the Winchester Road Conservation Area.

Proposal

Full planning permission is sought to replace the windows to the ground-floor front (north) facing bay window. The original single-glaze white painted timber sash windows would be replaced with double-glazed white UPVC framed vertical-sliding sash windows with run-through sash horns. The proposed windows would be the same overall size as exists and would be inserted into

the existing openings, differing only by way of slightly thicker outer framing, a thicker top and mid-rail and thinner bottom rail.

Relevant Planning History:

Planning permission refused at the application property for installation of replacement double glazed windows under 96/05898/FULL, decision issued 26/03/1996 and again under 96/05894/FULL, decision issued 16/07/1996.

Other refusals to flats on the building include at No. 4 to the rear under 99/00251/FULL, decision issued 10/05/1999.

Planning permission refused for replacement UPVC windows on the adjacent building No. 39 Winchester Road under 99/01012/FULL, decision issued 10/01/2000.

Consultations: None received.

Representations:

1 letter of objection has been received from a resident of Winchester House, No. 28 Winchester Road, on grounds relating to:

- It will look out of place
- It will set a harmful precedent for the road
- There's a need to safeguard the Conservation Area and this has not been taken into consideration by the applicant.

Relevant Planning Policies

National Planning Policy Framework (HCLG 2021)
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)
DM16 (Sustainable Design)
DM24 (The Historic Environment)

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, and the effects on the character and appearance of the Conservation Area.

Visual Amenity and Heritage

The Victorian building has an aesthetic quality that reflects other properties in the street scene and contributes positively to the character of the Conservation Area; there is a statutory duty to preserve this. The front bay window is a prominent feature of the building and is readily visible from the street scene. The replacement windows would result in the loss of the original timber sash windows which would diminish the buildings aesthetic quality and historic significance to some degree. Notwithstanding, it is noted that the applicant proposes the use of replacement windows from a Heritage range. The windows would feature vertical-sliding sashes with run-through sash horns (as agreed following discussions with the agent), along with chamfered beading to make them appear narrower. A horizontal section window plan supplied by the agent indicates the windows will be recessed into the wall to minimise the visual impact of the thicker framing.

On balance it is considered the proposed UPVC replacement window will sufficiently replicate the detail of the existing timber sash window such that it would not result in unacceptable harm to the appearance of the building or the historic character of the conservation area.

Limited weight is attached to the existing UPVC window on the first-floor of the building for which there appears to be no planning record but (according to Google Street View) has been in existence for at least 4 years.

Residential Amenity

There would be no material planning issues in relation to residential amenity as the proposed development by virtue of its minor nature would have no impact on the living conditions of surrounding neighbours.

Other

In arriving at this decision consideration has been given to the fact that double-glazing would improve the thermal efficiency of the property and reduce demand for energy.

Recommendation

APPROVE subject to Conditions:-

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

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? Y

Case Officer:	Jason Albon	Date: 09.08.2023
Authorised by:	Jo Morin	Date: 09.08.2023