Expiry Date - 18/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0670/24 Recommendation – APPROVE

Site: 7 Worcester Court Pevensey Garden Worthing West Sussex

Proposal: Replacement of four No. windows, Bedroom 1 (x1) on the North Elevation, Bedroom 2 (x1) and living room (x2) on the South Elevation UPVC to UPVC.

Date of site visit: Observed from the street scene on 03/06/2024

Neighbours checked: (Publicised by Site Notice)

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to Worcester Court which is part of Pevensey Garden, located to the northerly side of Pevensey Road. Pevensey Garden is a rectangular shaped plot comprising a total of 10No. detached purpose-built blocks consisting of self-contained flats. The blocks vary from two-storey to six-storey and are positioned sporadically within Pevensey Garden. Other properties within the surrounding area consist of a mix of single dwelling houses and flats of varying storeys.

Worcester Court is a two-storey block comprising a total of 8No. flats spread evenly across the two floors. The block has a rectangular footprint and, together with Truro Court, fronts Pevensey Road. Worcester Court is set behind a moderate sized flint and brick wall with trees and shrubberies above for the most-part and a good sized communal front lawn. The block, similar to others within Pevensey Garden, comprises predominantly brick elevations with feature cladding, a plain tiled gable roof, and white UPVC windows and doors. The windows are uniform insofar as size, proportion, and framing design is concerned.

The subject of this application are 3No. windows to the front and 1No. window to the rear of flat No. 7, located to the first-floor. The UPVC units are proposed to be replaced with new UPVC units. They would be inserted into the existing openings.

Worcester Court is not listed nor located within a Conservation Area.

Relevant Planning History:

None at the application property or application block but replacement UPVC windows achieved at other blocks within Pevensey Garden: Norwich Court, Lichfield Court, Exeter Court, Chichester Court, Wells Court, Ripon Court.

Consultations: None.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
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)

Planning Assessment

There is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality.

Visual Amenity

The replacement UPVC units would not be an exactly replica of the existing UPVC units by virtue of their more modern and bulkier framing with the inclusion of trickle vents to the top. Notwithstanding, the alteration would barely be noticeable from the public realm owing to the buildings set-back position from the street scene, the screening provided by the trees and shrubberies to the front boundary, and the like-for-like nature of the replacements such as the style, design, and opening configuration; the uniformity of the fenestration would not be disturbed. UPVC is the established material for windows on the building including the use of trickle vents.

The replacement UPVC frames are considered to be sympathetic insofar that they would be in keeping with the existing fenestration and would not pose a materially harmful effect on the character and appearance of the building or surrounding area.

Residential Amenity

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

Other

Some added weight can be given to the increased thermal efficiency of the flat as a result of the proposal.

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Recommendation

APPROVE subject to Conditions:-

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

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: Jason Albon Date: 11.07.2024

Authorised by: Jo Morin Date: 12.07.2024