Expiry Date - 07/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1724/23 **Recommendation – APPROVE**

Site: **12 Warwick Place Worthing West Sussex BN11 3EU**

Proposal: **Installation of replacement windows from timber to UPVC to rear elevation.**

Date of site visit: 20/12/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the east side of Warwick Place, within the Steyne Gardens Conservation Area and covered by the Warwick Place Article 4 Direction. The road comprises of 2 and 3 storey 19th century terraced houses most of which are Grade II listed excluding No.11 and 12 which are both identified as local interest buildings. Opposite the terrace are detached front gardens. Many of these garden spaces are used for parking and some have a garage or car port built on site. The front of the terrace faces straight onto the street and there are long, walled gardens to the rear. The rear gardens back on to Park Road enclosed by high flint walls, some with vehicular access or garages.

The property consists of a two storey, mid-terrace dwelling with rendered elevations, a slate tile roof and a mix of UPVC, timber casement and sash windows.

There is a group of protected sycamore trees to the rear of the site. These trees would not be affected by the proposal for replacement windows.

Proposal

Planning permission is sought for replacement windows to the rear elevation at first floor.

The timber casement windows would be replaced in flush fit 'Liniar' UPVC in the same style and opening pattern but with slightly thicker frames and include a UPVC sill that would sit on top of the masonry sill that is to be retained. The windows would be fitted within the existing openings with no enlargement.

The plans have been amended to update the location plan, show retention of the masonry sill and to ensure there is no enlargement of the existing openings.

Relevant Planning History:

AWDM/0003/19 - Replace existing timber rear entrance door and two windows and timber French doors and windows to rear elevation with white uPVC – Approved

Consultations:

The Worthing Society – This building is recorded on the Local Interest List and forms part of an early, historic terrace situated just outside the Warwick Gardens Conservation Area. I have now discussed the application for replacement UPVC windows with our Heritage Team. Although timber windows replaced on a 'like for like' basis would clearly be preferable, we note the works are at the rear of the property.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Steyne Gardens Conservation Area Appraisal
Warwick Place Article 4 Direction

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 character of the conservation area and setting of the adjacent listed buildings.

Visual Amenity and setting of Conservation Area and Listed Buildings

The rear garden backs on to Park Road to the rear however the garden is enclosed by high flint walls which prevent all but glimpses of the first floor windows from street level. The rear dormers at roof level to adjacent properties are visible from the road to the rear however these have an additional floor and taller ridge height than the application property.

The doors and windows to the ground floor of this building have already been replaced in flush fit UPVC based on the fact that they were not visible from the public realm. The same applies to the first floor windows, with only the very top being visible at certain angles and in extremely limited views. The rear garden is approximately 28m long and therefore even the limited views of the first floor windows would be at a long distance and it would be very difficult to see what materials these consist of from this distance.

The existing timber casement windows are not original and have been replaced at some point. The style of windows proposed would match those currently existing at this property with a flush fit profile but with slightly thicker frames and include a UPVC sill that would sit on top of the masonry sill that is to be retained. It was considered important to specify that the masonry sill would be retained to avoid any loss of this historic detail.

There is an eclectic mix of windows to the rear of this terrace and those at the application site differ from its immediate neighbours. Given that No.12 is an unlisted building that is not visible from the conversation area, the use of UPVC windows to this rear elevation is considered acceptable in this case.

The replacement windows due to their limited visibility would not result in harm to the character or appearance of the conservation area or the visual amenities of the locality and would not adversely impact the setting of the adjacent listed buildings.

The proposal is therefore acceptable.

Residential Amenity

There are no additional or enlarged openings resulting from this application. Other than for some minor inconvenience during the fitting of replacement windows, the proposal would not have any detrimental impact on the residential amenities of neighbours.

The proposed windows would enhance energy efficiency and greatly improve the thermal capacity of the property, enhancing the living conditions for the occupants and resulting in a sustainable development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Windows to be flush fit white UPVC as submitted

Informative

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: Amanda Haslett Date: 06/02/24

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Authorised by: Louise Prew Date: 06/02/2024