Expiry Date - 31/05/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0090/24 Recommendation – APPROVE

Site: Flat 2 69 Rowlands Road Worthing West Sussex

Proposal: Replace existing rear (south and east) and front (north) elevation timber windows with UPVC sliding sash

Date of site visit: 12.04.2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to the second-floor flat within a three-storey mid-terraced property on the south side of Rowlands Road. The building is at the eastern end of a distinctive, attractive terrace which is identified as a Local Interest Building known as 'Burlington Terrace', a parade of Victorian shopfronts (mostly in-tact) with two-stories of residential accommodation above. Burlington Terrace adjoins the Marine Parade and Hinterland Conservation Area, but is not located within it.

Proposal

Permission is sought to replace a total of 6no windows on the front (North), side (East) and rear (South) elevations as follows:-

W1 (Kitchen - rear/South): Currently a timber sliding sash, proposed to be replaced with a 'Heritage' style UPVC sliding sash.
W2 (WC - side/East): Currently a timber sliding sash, proposed to be replaced with a UPVC top-opening casement.
W3 (Bedroom - side/East): Currently a timber-sliding sash, proposed to be replaced with a UPVC bottom-opening casement.
W4 (Bedroom - rear/South): Currently a UPVC bottom-opening casement, proposed to be replaced with a 'Heritage' style UPVC sliding sash.
W5 and W6 (Living room - front/North): Currently UPVC bottom-opening casements proposed to be replaced with 'Heritage' style vertical sliding sashes.

Relevant Planning History:

AWDM/1771/19 Retrospective change of use to rear ground floor and basement from ancillary retail use to create 1no. studio flat (Use Class C3), division of first floor flat into 1no. studio flat and 1no. one bedroom flat; with associated bike storage to rear. Permitted 06.04.2020. The approved scheme

involved the installation of a UPVC sliding sash window on the rear (South) elevation in place of an unauthorised UPVC casement window.

Others
Nos.75 and 77 Rowlands Road (within the same terrace) have both had permissions (No.75 – AWDM/0273/13 & AWDM/0987/13; and No.77 – AWDM/0918/13 & AWDM/0486/14) involving replacement windows incorporating UPVC sliding sashes.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, SP2, DM5, DM23, DM24
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
Marine Parade and Hinterland Conservation Area Appraisal

Planning Assessment

The key consideration is the effect of the proposals on the character and appearance of the building and the surrounding area.

The policy context comprises the NPPF and the local development plan which consists of the adopted Worthing Local Plan.

Paragraph 209 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Plan policy DM24 makes it clear that Local Interest Buildings have been identified for their contribution to the character of the area in which they are located and that their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets.

The Worthing Local Interest Study (2003) identifies Burlington Parade as a terrace of Victorian shops consisting of ground floor retail units with two floors of residential accommodation above. The ground floor units have large panes of glazing supported on very slender cast iron columns with frosted leaded lights above and a low supporting plinth wall. The properties are handed with recessed entrances to the shops at ground level, with decorative encaustic floor tiles and glazed wall tiling. The entrances are jointly supported on an

ornate cast iron column. The upper floors are stepped back from the line of the shop frontage which further emphasises the shop fronts. Large decorative bay windows at first-floor are enclosed at the front by decorative cast iron railings on top of the shopfront cornice and between pronounced corbel features. The brickwork on the upper floors has decorative horizontal and vertical inset terracotta panels plus decorative framing around the second-floor windows, together with a moulded cornice and shaped pediments which adds further interest to the front elevation. The original windows are timber vertical-sliding sashes which make a positive contribution to the architectural interest of these buildings. The majority of these have been retained on the front elevations.

The rear of Burlington Terrace is serviced from a private drive running parallel to the rear, accessed from Milton Road. The rear gardens of the terraced cottages in Milton Street (within the Conservation Area) back onto the private drive.

There is no formal record of planning permission for the 3no existing unsympathetic UPVC windows (W4, W5 and W6), although Google satellite imagery indicates they have been in situ for some time and likely to be immune from enforcement action. Their replacement with a good quality UPVC Heritage-style window which closely replicates the design, proportions and vertical-sliding opening style of the original timber sash windows will represent an enhancement despite not being of a traditional material.

On the other hand, the replacement of the existing timber sash windows W1, W2 and W3 in UPVC will result in some loss of traditional character, particularly W2 and W3 which comprise rather heavy-looking casements with notably thicker framing. However, W2 and W3 are located in the East side elevation of the rear outrigger/off-shoot, and although the changed appearance will be clearly apparent viewed from windows in the side of the neighbouring outrigger/off-shoot to the East (No.67), and angled views from the rear service drive, they will be less noticeable in direct views from the service drive and viewed from the rear of properties in Milton Street.

On balance it is considered the installation of the more sympathetic UPVC replacements for the more prominently sited windows W4, W5 and W6 will go some way in compensating for the loss of character arising from the unsympathetic replacement of the less significant windows W1, W2 and W3. However, a condition is recommended that the replacement windows are implemented simultaneously as part of a single building operation.

There will be no loss of residential amenity for neighbours providing the existing obscured glazing (only W2) is replicated in the replacement.

Recommendation

APPROVE subject to Conditions:-

1. Time limit

2. Drawing Numbers
3. The replacement windows W1, W4, W5 and W6 shall consist of a Heritage-style vertical sliding sash window in accordance with the design details, proportions, frame thicknesses and profiles shown on the approved Elevation and Section Drawings.
4. Notwithstanding the detail shown on the approved section drawing (Section A) no visible trickle vent shall be installed in the external frame of the approved replacements W1, W4, W5 and W6.
5. The replacement windows hereby permitted (W1, W2, W3, W4, W5 and W6) shall be implemented simultaneously as part of a single building operation.

Reason: The proposed replacements W4, W4 and W6 will result in an enhancement to the traditional character and appearance of this Local Interest Building that will help to compensate for, and off-set the impact of, the less sympathetic replacements W1, W2 and W3 having regard to policies DM5 and DM24 of the adopted Worthing Local Plan and the relevant policies of the NPPF.

6. The replacement window W2 shall be fitted and retained in obscure-glazing.

Informative

1. Pro-Active No Amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Jo Morin Date: 16.05.2024

Authorised by: Gary Peck Date: 16 May 2024