Expiry: 31/7

Development Control – Delegated Officer Report

Application Number: AWDM/0778/23 Recommendation: Grant

Site: 42A Christchurch Road, Worthing

Proposal: **Installation of replacement PVCU double glazing windows to front and rear elevations.**

Date of site visit: 28/6

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a flat in a mid terraced Victorian former house on the east side of Christchurch Road. The property has been extended to the north and includes three other flats it would appear, 42, 42B and 42C. The property includes a double storey front bay and is rendered and painted.

The existing flat has metal windows with middle third openers in many cases. The ground floor flat has Pvcu versions of the same.

The property is not in a conservation area and is not listed.

Proposal

Permission is sought to replace the windows in Pvcu. The openings will change with top hung casements at the front and bottom hung at the rear. Side bathroom windows will open as now.

Relevant Planning History:

None.

Consultations:

None.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)

Expiry: 31/7

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

The design and materials of the replacement windows are acceptable in this location. Externally, unopened, they will appear closer to the original sash style windows than the existing ones.

Residential Amenity

There are no neighbour amenity issues.

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 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: MOK Date: 4.7.23

Authorised by: Jo Morin Date: 04.07.2023