Expiry Date - 01/04/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0156/24 **Recommendation – APPROVE**

Site: **Ground Floor Flat 52 Westcourt Road Worthing West Sussex BN14 7DJ**

Proposal: **To change 3 original wooden, single-glazed, bay sash windows, on the front elevation to faux wood UPVC double glazed sash windows.**

Date of site visit: 20/03/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on the south-eastern side of Westcourt Road. The site contains a semi-detached two-storey building in use as two flats. The area is residential in character.

The site is not within a conservation area and the building is not listed.

Proposal

Planning permission is sought for replacement for the replacement of the front elevation ground floor bay windows. The existing windows are timber sash windows. The proposed window would replicate the run-through integral sash horn detail. The window would be double glazed and the frame finished in white.

Relevant Planning History:

99/00226/FULL: Retrospective application for the installation of two Velux windows (on rear elevation) in connection with conversion of loft space. Permitted 04 May 1999

Consultations:

None

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5

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National Planning Policy Framework (2023)
Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

Principle of development

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area subject to assessment of other material considerations such as design and amenity impact.

Visual amenity

The dimensions of the replacement window would be similar to the existing window and the design would retain the proportions, method of opening and run-through sash horn detail. The proposed Ecoline windows are high quality uPVC which replicate the form and features of original timber sash windows with slim frames and narrow meeting rail. It is noted that the proposed windows do not provide a deep bottom rail as per the original window. However, the site is not within a conservation area and the retention of other features including vertical sliding sash and run through horn mean an overall good quality design is provided in an area with a variety in the quality of existing uPVC windows.

The proposed window replacement is therefore considered to have an adequate impact on the visual amenities of the building and wider streetscene.

Residential Amenity

There are no additional openings resulting from this application therefore the proposal won’t increase overlooking of neighbouring properties. No impact on outlook, daylight or sunlight levels will occur. Therefore, the proposal would not have any detrimental impact on the residential amenities of neighbours.

Other

The installation of double glazing would significantly improve the energy efficiency of the property, increasing thermal insulation and improving the living conditions for the occupiers.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

Expiry Date - 01/04/2024

1. Approved without amendment

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

Case Officer: Louise Prew Date: 20/03/2024

Authorised by: Gary Peck Date: 21 March 2024