Expiry Date - 19/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0028/24 Recommendation – APPROVE

Site: Flat 3 112 Marine Parade Worthing West Sussex

Proposal: Replacement of front Bay windows

Date of site visit: 30/01/2024

Neighbours checked: Y

Site Notice Posted: Y - Site Notice posted on 30/01/2024.

Site and Surroundings

The application relates to a ground-floor flat (flat 3) located at No. 112 to the north of Marine Parade and opposite Worthing seafront and promenade. The flat is one of eight within a distinctive three-storey building including a basement level. No. 112 is mid-terraced, with the terrace row comprising No.'s 111-116 Marine Parade. The building comprises white stucco elevations, a hipped roof, along with a mixture of original white timber and replacement white UPVC windows. Distinctive features to the building's façade include the rhythm of the triple-height canted bay sections, the decorative continuous cornice in-between floor levels, and the staircases which serve the front access doors and elevated ground-floor level.

There is a strong sense of uniformity in the building's appearance which positively contributes to the local area. The building lies within the Marine Parade and Hinterland Conservation Area and is recognised by the Council as a local interest building.

The application relates to the ground-floor canted bay window. A separate application has been submitted for the first-floor canted bay window which is for the exact same replacement as this scheme, differing only through the inclusion of the first-floor window above the front access door.

Proposal

Full planning permission is sought to replace the windows to the ground-floor canted bay window (3No. total windows). The 2-pane white UPVC windows, with the bottom panes to the side windows consisting of top-hung casements and the central window fixed, would be replaced with white UPVC vertical-sliding sash windows with run-through sash horns. The proposed windows would be the same overall size as exists and would be inserted into the existing openings.

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Relevant Planning History:

Planning permission granted at flat No. 7 of No. 112 Marine Parade, which is the third-floor canted bay window and window adjacent at this level, for the installation of replacement PVCu windows under 98/00810/FULL, decision issued 01 Dec 1998.

Other permissions to properties within the terraced row:

- Marine View, 111 Marine Parade under AWDM/0075/17 - Replace all existing timber sliding sash windows with white uPVC double-glazed sliding sashes on front (south) elevation for Marine View Guest House, decision issued 05.04.2017.

- Cavendish Court, 113 - 114 Marine Parade under AWDM/1710/17 - Replace existing mixture of aluminium, uPVC and timber windows with Heritage Rehau uPVC sliding sash windows to front and rear of whole building on north, south, east and west elevations (re-submission of AWDM/0285/17), decision issued 15.01.2018.

Consultations:

The Worthing Society:

The Worthing Society were consulted of the originally submitted scheme. Their response stated:

'The Victorian building is located on the seafront within the Marine Parade and Hinterland Conservation Area and recorded on the Council's Local Interest List.

I have now had the opportunity to discuss the application with our Heritage Team. Although there is not much alteration proposed here, it does seem a shame not to take the opportunity to replace the casement windows with an improved design, ideally double-hung sash windows. In our view this would better complement the character of the building.'

Since, the proposal has been revised to reflect a vertical-sliding sash form.

Representations: None.

Relevant Planning Policies and Guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Marine Parade and Hinterland Conservation Area Appraisal

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)

DM5 (Quality of the Built Environment)
DM16 (Sustainable Design)
DM24 (The Historic Environment)

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 effects on the character and appearance of the Conservation Area.

Visual Amenity and Heritage

The building is located within a prominent position in the context of the local streetscape and Conservation Area. The building contributes positively to the designation and it is therefore the Council's statutory duty to preserve and enhance its character and appearance.

The bay windows are particularly prominent and are a distinctive feature of the building. It was evident at site visit that all the original timber sliding sash windows to the façade of No. 112 had been stripped and replaced with unsympathetic UPVC replacements of a top-hung casement form. Of which, the third-floor (No. 7) is the only property to achieve this replacement through the formal process of a planning application, albeit the other flats appear to have achieved unofficial lawful implementation through the passage of time.

As emphasised within the Council's Conservation Area appraisal document, the original windows are amongst key features of the building which should be preserved. The document also highlights that the Council should seek enhancement opportunities by way of removing all features which do not respect the original architectural qualities of the building. The planning history of the building, with specific reference to 111 (Marine View) and 113 - 114 (Cavendish Court) Marine Parade, demonstrates that the desire to preserve and/ or enhance the building in respect to the fenestration has been achieved in the past. Whilst the permission for the replacement windows to flat No. 7 to the third-floor of No. 112 are noted, these were permitted before the Conservation Area came into force (March 2000), and as such carry limited weight in the consideration for this application.

In consideration of the above, it was communicated to the agent that the Council would not support an application for like-for-like casement style UPVC window replacements as originally submitted. Instead, it was advised that replacements should respect the original character of the building and enhance its appearance, in accordance with national and local policy and guidance. It was therefore agreed with the agent that an amendment be made to install UPVC vertical-sliding sash windows rather than the unsympathetic like-for-like casement windows. Whilst the replacement windows would not exactly replicate the profile of timber vertical-sliding sash windows owing to their design, notably the bulkier frames, it is considered that the replacements

would be an improvement to what exists and would subsequently enhance the character and appearance of the building and Conservation Area.

The replacement windows are considered acceptable on visual amenity grounds.

Residential Amenity

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

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: 18.03.2024

Authorised by: Jo Morin Date: 19.03.2024