Expiry Date - 14/06/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0582/23 **Recommendation – APPROVE**

Site: **9 Dorchester Gardens Worthing West Sussex BN11 5AY**

Proposal: **Replacement of existing wooden lounge window to east elevation with same style white UPVC window (first floor flat)**

Date of site visit: 28/04/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot to the north of Dorchester Gardens and to the west of Grand Avenue within a residential area of Worthing. The property comprises of a purpose built, three storey block of flats with brick and tile hung elevations and a flat roof. The application relates to Flat 9, located on the first floor with windows to the front, side and rear of the building. A number of units within the block have replaced the original white painted timber windows and doors with white UPVC.

The property is not within a conservation area and is not a listed building.

Proposal

Planning permission is sought to replace the east facing timber framed lounge window with UPVC. The replacement window would be non-opening and a similar style to the existing window and the windows already replaced at the flats above and below.

Relevant Planning History:

Various consents for replacement UPVC doors and windows within this block

Consultations:

None required

Representations:

None received

Relevant Planning Policies

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

Expiry Date - 14/06/2023

National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to 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 window to be replaced is to the front of the building and clearly visible from the road. The matching windows to the flats above and below the application site have already replaced in UPVC. The second floor window of the flat above is slightly different in style as it has an opening top pane. The ground floor window has been replaced to match the style of the original timber window. The replacement of this window in UPVC would be in keeping with the updates and improvements carried out to the rest of the building and would not adversely affect the appearance of the property or the character of the area.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

There are no additional 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.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Match existing window proportions, design and colour

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

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Case Officer:	Amanda Haslett	Date:	07/06/23
Authorised by:	Jo Morin	Date:	07.06.2023