Expiry Date - 18/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1611/23 Recommendation – APPROVE

Site: 4 Station Parade Tarring Road Worthing West Sussex

Proposal: Retention of two replacement windows (bedroom and kitchen) in UPVC

Date of site visit: 11/01/2024

Neighbours checked: N/A

Additional neighbour notifications: N

Site, Surroundings and Proposal

The application relates a residential flat above and to the rear of an office occupying a shop unit within a terraced parade fronting the south side of Tarring Road. The building has a traditional layout with a rear offshoot. A covered way leads to a rear yard from where the flat is accessed.

Permission is sought retrospectively for 2no replacement UPVC first-floor windows. One is located on the rear (South elevation) of the main frontage building and the other is located to rear (South elevation) of the rear offshoot.

It is understood the previous windows were vertical sliding timber sash windows.

The property is not located within a conservation area, nor is the building listed. A number of other windows at the front and rear of the property have already been replaced in UPVC.

Relevant Planning History:

AWDM/0517/20 – Replacement of windows from timber to uPVC, to north and east elevations of first floor flat. Application permitted 17/06/2020.

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy DM5
National Planning Policy Framework 2023
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

There is no objection in principle to the replacement windows to residential flats within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The UPVC replacements have resulted in some loss of original character to this older building but are not visible from any public vantage point. There has been no significant harm to the street scene or the character and appearance of the area.

Residential Amenity

The proposed replacements have utilised the pre-existing window openings and do not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans

Informative

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 17.01.2024

Authorised by: Jo Morin Date: 17.01.2024