Development Management - Delegated Officer Report

Application Number: AWDM/1283/23 Recommendation - APPROVE

Site: Flat 5 11 Oxford Road, Worthing, BN11 1XG

Proposal: Replacement of existing timber windows to second floor flat in UPVC.

Date of site visit: 27/09/2023

Neighbours checked: N/A

Additional neighbour notifications: N

Site and Surroundings

The property is a semi detached three storey Victorian terrace dwelling which is now in flats. The application property relates to the second floor flat. The existing windows are vertical sliding timber sash windows.

The property is not within a conservation area, nor is it listed.

Proposal

The replacement windows relate to 6no windows on the second floor; 2no within the each of the elevations (north, east and west). Those which affront the highway are proposed to be sliding sash as existing with the other four which do not face the street changing to a top hung window.

Relevant Planning History: None

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 & Residential Amenity

The application property forms part of a distinctive semi-detached Edwardian property. The properties have many attractive character features including aesthetic hung tiles and feature bay windows to the ground and first floors. The main entrance is via a recessed front porch with an arched entrance way.

There are a number of windows within the locality which have been converted to UPVC. It is not considered that the change in material would detract from the overall aesthetic of the building. Furthermore the retention of the sliding sash feature to Windows 1 and 2 ensures that the window alteration from the public realm is not one that would be overly prominent as the window opening would be retained.

The proposed Window 1 and 2 replacements are a good-quality heritage sliding-sash style, with a chamfered profile and sash horns. The submitted section drawing shows the windows will be recessed into the openings so as to minimise the extent of framework that will be visible externally.

The proposed top-hung style of replacement (Windows 3, 4, 5 and 6) to the North side and rear is less sensitive to the traditional character of the existing timber windows. However, in this context where there are numerous examples of less sympathetic replacement windows it would be difficult to justify refusal of this application. It is noted the same style of top-hung UPVC windows have been installed in the North side of the first floor flat rather than wooden sliding sashes.

The proposed replacements would utilise existing window openings and would not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit

Informative

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 25.10.2023

Authorised by: Jo Morin Date: 26.10.2023