Development Management - Delegated Officer Report

Application Number: AWDM/1303/23 Recommendation - APPROVE

Site: Flat 3 70 Richmond Road, Worthing, BN11 4AF

Proposal: Replacement timber single glazed window to timber double glazed window to front elevation and UPVC framed replacement windows to side elevation.

Date of site visit: 27/09/2023

Neighbours checked: N/A

Additional neighbour notifications: N

Site and Surroundings

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

The property is within the Winchester Road conservation area, but it is not listed. The Winchester Road conservation area specifies that the window frames are traditionally two pane, vertical sliding timber sashes with horns, painted white. In some of the Edwardian buildings sometimes have casements and tend to have narrower sashes, often dividing the upper portion into several panes.

Proposal

It is proposed to replace 11no existing single timber casement windows on the first floor front elevation with timber double glazed casements of a matching desgin; 4no within the first floor canted bay, another 5no within the square bay. Between the two bays there us a singular window which would also be replaced within the front elevation.

The only other window forming this application relates to a timber kitchen window on the side elevation which would be changed to UPVC.

Relevant Planning History:

AWDM/1609/21 – Replacement of timber windows with double glazed timber windows at ground floor front (north) elevation and UPVC window/panel at rear (south) elevation. Application permitted 24/02/2022.

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy DM5, DM24
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 as well as the impact on the conservation area.

Visual Amenity & Heritage

The application property forms part of a distinctive Edwardian semi-detached pair of properties within the Winchester Road Conservation Area. The properties have many attractive character features including ornate detailing above the bay windows to the front.

The Winchester Road Conservation Area Appraisal identifies enhancement opportunities as including the retention of the original timber sashes and casements where possible and reinstatement where they have been lost.

The proposed timber replacements are welcomed as closely replicating the sightlines, proportions and profile of the existing single glazed timber casement windows including the distinctive drip rail between the upper and lower casements.

The existing timber kitchen window on the side elevation is not original. Although the design of the proposed UPVC replacement will be similar, the framework will be noticeably thicker. However, in view of its position on the less sensitive flank elevation of the building, and bearing in mind the existing window is not original or tradition in character, it would be difficult to justify refusal despite its 'heavier' appearance.

As such it is not considered that there will be any unacceptable harm to visual amenity or the character or appearance of the Conservation Area.

Residential Amenity

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
3. Glazing bars applied externally

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