Expiry Date - 08/05/2024

# Development Control – Delegated Officer Report

**Application Number: AWDM/0318/24 Recommendation – APPROVE**

**Site: Flat 26 Seabright West Parade Worthing**

**Proposal: Replacement of all windows and balcony door to the flat with PVCu double-glazed units**

**Date of site visit:** Observed from the street scene on 25/03/2024 & 12/04/2024

**Neighbours checked:** Y

**Additional neighbour notifications**: Y – Notified of the change of the proposal from 4No. windows to all windows to the flat

**Proposal, Site and Surroundings**

The application relates to 'Seabright' which comprises 2No. ten-storey blocks connected via a two-storey linear corridor, located to the north of West Parade. Purpose-built blocks of flats of varying storeys dominate the building type within the surrounding area, particularly spanning west of the application site and also adjacent to the east. These blocks are set a good distance back from the street scene and there is little variation in their building line. Seabright is set behind a relatively tall white rendered wall, mature trees, communal lawn, and private car park/ road. The area is characterised by its openness.

Each block of Seabright comprises a total of 40No. flats spread evenly across the ten floors. The blocks are mirrored in appearance and have a square-shaped footprint with plenty of breathing space between adjacent blocks. They are characterised by their uniform appearance, emphasised mainly through the fenestration and balconies.

The subject of this application are the windows and balcony door to flat No. 26 which occupies the sixth-floor to the westerly block. The flat is located to the south-west corner of the respective block and has windows fronting West Parade to the south and Sea View Road to the west. All windows (8No. total) along with the balcony door, which are likely aluminium units at current, are to be replaced with new 'Veka Halo System 10 A-rated PVCu Tilt & Turn windows' inserted into the existing openings.

Seabright is not listed nor located within a Conservation Area.

**Relevant Planning History:**

The block of flats 'Seabright' was implemented subsequent to permission WB/301A/66 for two ten-storey blocks of 40 flats each, connected by a two-storey link, consisting of entrance hall and two Porters' flats, decision issued 14 October 1966.

Other applications for replacement UPVC windows achieved at many flats on the block:

No.15 (AWDM/0876/23), No.34 (AWDM/0371/23), No.17 (AWDM/0058/23), No.62 (AWDM/1406/22), No.38 (AWDM/0604/22), No.36 (AWDM/0054/22), No.41 (AWDM/1738/21), No.70 (AWDM/0646/21), No.35 (AWDM/0644/21), No.3 (AWDM/0452/21), No.56 (AWDM/0183/21), No.42 (AWDM/0405/20), No.47 (AWDM/0356/18), No.62 (AWDM/1512/17), No.79 (AWDM/0925/17), No.24 (AWDM/0371/17), No.75 (AWDM/0233/17), No.30 (AWDM/0331/16), No.49 (AWDM/1721/15), No.40 (AWDM/1238/15), No.38 (09/0349/FULL), No.58 (07/1347/FULL), No.4 (WB/1275/88).

**Consultations:** None.

**Representations:** None received.

**Relevant Planning Policies**

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

**Planning Assessment**

There is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality.

***Visual Amenity***

From the submitted plans, it appears that the replacement UPVC windows would be like-for-like in terms of their form, design, colour, obscurity/ clarity of glazing, and opening configuration. The only discernible feature which differs to what exists would be the change in material from suspected aluminium to UPVC. This may result in a heavier and more modern appearance of the windows, however, the alteration to the appearance of the flat and block this would present is considered to be marginal given the context of the flat, set a good distance back from the street scene and at a fairly high level. In addition to this, significant weight is applied to the fact that many other flats at Seabright have successfully inserted UPVC replacements units. The

aforementioned uniformity and aesthetic of the block would not be disturbed and the units would be in keeping with the existing fenestration.

The character and appearance of the block and surrounding area would not be adversely affected as a result of the replacement windows and there are no visual amenity grounds to resist the proposal.

***Residential Amenity***

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

***Other***

Some added weight can be given to the increased thermal efficiency of the flat as a result of the proposal.

**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 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**

Case Officer: Jason Albon Date: 07.05.2024

Authorised by: Jo Morin Date: 07.05.2024