Expiry Date - 31/07/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0698/23 Recommendation – APPROVE

Site: Glaman 3A Station Parade Tarring Road Worthing

Proposal: Proposed replacement windows to the front (North) elevation from timber to UPVC.

Date of site visit: 03/07/2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application property is a first-floor flat located on the south side of Tarring Road within a mixed-use area. The property's front door is located adjacent the shopfront of Uncanny Comics which fronts Tarring Road and occupies the ground-floor of the building. The building forms part of a row of mixed-use buildings along Station Parade, opposite the south entrance to West Worthing Station.

The application relates to the brown timber louvre vents above the property's front door and the first-floor 2No. white timber sash windows which appear to be the original windows of the building. There is no uniformity in the fenestration of the buildings along Station Parade and many windows appear to have been replaced over time.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal

Full planning permission is sought to replace the 1No. window above the ground-floor door and the 2No. windows to first-floor.

The ground-floor window would be brown UPVC and would insert into the existing opening. A fixed window is proposed instead of louvre vents.

The 2No. existing timber sash windows would be replaced with double glazed UPVC sash windows, inserted into the existing opening.

Relevant Planning History:

None for the application building although the attached building No. 4 Station Parade received approval for the replacement of windows from timber to uPVC, to north and east elevations of first floor flat (under AWDM/0517/20), on 17/06/2020.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (HCLG 2021)
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

Original timber sash windows are broadly considered to be a heritage asset to the building and locality. Whilst the replacement of these windows with UPVC would result in a noticeable alteration to the building by way of the material change and frame size, this is not considered to result in material harm to the street scene, building, or surrounding area by virtue of the evident replacement UPVC windows at the adjacent buildings and along Station Parade, and the lack of special and distinct character of the building and the area. The applicant has made a clear effort to replicate the original window type with a sash opening and retained the white appearance, along with the brown appearance for the ground-floor window. It should also be recognised and appropriately weighted that the new windows would offer an increased thermal efficiency which can be viewed as a sustainable alteration to the dwelling. It is considered that the relationship between the proposed windows and existing building would be acceptable in this context and would not adversely affect the visual amenities of the area.

Residential Amenity

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

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Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Windows

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: 28.07.2023

Authorised by: Peter Barnett Date: 21 July 2023