Expiry Date - 05/08/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0742/24 **Recommendation – APPROVE**

Site: **83 Alinora Crescent Worthing West Sussex BN12 4HH**

Proposal: **Removal of existing window in South Elevation to be replaced by patio doors**

Date of site visit: 10/07/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The application property is situated to the south of Alinora Crescent and west of Alinora Avenue within a residential area of Worthing. The property is a ground-floor flat within a two-storey end-of-terrace building, No. 85 occupies the first-floor. No. 83 is in ownership of the southerly-most garden space fronting Alinora Avenue and the side passage which runs adjacent the private road to the south which leads to garages. A close-boarded fence and gate with trellis above measuring approximately 2m tall has been erected alongside the passage to enclose and create a more private garden space.

The terraced-row is curved and comprises a total of 6No maisonette-style properties evenly spread across the two floors. Elevations comprise predominantly facing brick, the roof has gable ends and is finished in plain tiles, and the fenestration appears to be white UPVC. The front access doors are angled obliquely in relation to the adjacent roads and face towards the roundabout. The character of the terraced-row is reflected to the other 3 corners bordering the roundabout to create a corresponding and harmonious setting.

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

Proposal:

Permission is sought to replace the forward-most side (south) facing window to the ground-floor flat with sliding doors. The window is believed to serve a lounge. At current, the window is a UPVC white openable casement with glazing bars measuring 1550mm wide and 1625mm high. The sliding doors would be aluminium white 2-pane measuring 1550mm wide and 2250mm high. A step the width of the doorway would facilitate safe access.

Relevant Planning History:

None at the application property.

Planning permission granted at No. 87 Alinora Crescent for installation of replacement white PVCu windows (part retrospective) under 02/01102/FULL, decision issued 29 Nov 2002

Planning permission granted at No. 78 Alinora Crescent for installation of replacement white PVCU windows and patio doors under 97/05012/FULL, decision issued 16 Apr 1997.

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies and Guidance

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 dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

Whilst the lounge window is visible to the street scene from an oblique angle to the south, it is partly concealed by the 2m high fence. The replacement window would be a like-for-like replacement insofar as the view from the street scene is concerned; the extension of the opening to provide the doorway would not constitute a visible alteration. In any event, the openings to this elevation are diverse in design and size and the proportions of the new sliding doors would respect what exists to this elevation; the head would remain in the same position in correspondence with the other ground-floor window and the brick soldier design above would be retained. The proposed aluminium framing would not significantly detract from the prevailing UPVC framing to this elevation and building.

In view that the sliding doors would not disrupt the coherence of the existing fenestration to this elevation, coupled with its negligible impact on the street scene and building, the proposal is considered acceptable on visual amenity grounds.

Residential Amenity

The proposal would not give rise to an overbearing or overshadowing form of development by virtue of the like-for-like and de-minimis nature of the works.

The outlook from the doorway would remain the same, predominantly towards the adjacent fence but also towards the side (north) elevation of No. 23 Alinora Avenue. The step serving the doorway would allow for views over the 2m fence towards this neighbour to some degree, however, this is not considered to be to the detriment of this neighbour's privacy, owing in-part to the fact that the only windows to this neighbours side elevation are obscure glazed and serve a lean-to porch/ conservatory structure. In any event, the existing situation is not significantly changing and the separation distance is considered sufficient.

The proposed sliding doors would not result in an adverse impact to the residential amenities of surrounding neighbours.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. White Finish

Informatives:-

1. 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: 02.08.2024

Authorised by: Jo Morin Date: 02.08.2024