**Development Management - Delegated Officer Report**

**Application Number: AWDM/0518/24 Recommendation: Refuse**

**Site:** **Flat 1 17 Farncombe Road, Worthing**

**Proposal:** **Remove existing white painted timber sliding sash windows and internal secondary glazing, and replace with white Rehau Heritage Rose vertical sliding windows**

**Site visit:** 21.05.2024

**Neighbours checked: Y**

**Additional neighbour notifications:** N Site notice posted 21.5.2024

**Site and Surroundings**

The application site comprises of a two/three storey building located on the west side of Farncombe Road and contains three flats. This is a Victorian semi-detached villa designed as a symmetrical pair with the adjoining property at No.15. The site is within the Farncombe Road Conservation Area and is identified as a local interest building. Tree Preservation Order No. 43 of 1995 applies to the site.

**Proposal**

The application relates to the ground floor flat. Permission is sought to replace the existing timber sliding sash windows on the ground floor front elevation of the building with UPVC sliding sash windows. Rehau Heritage Rose windows have been specified.

**Relevant site history**

Flat1
AWDM/1156/18 Replace existing timber framed single-glazed sliding sash windows on rear bay window (west elevation) with white double-glazed uPVC casements Approved 03.10.2018

Flat 2
AWDM/2184/21 Retrospective application for replacement window at the rear of the property on the second floor in white timber with white UPVC slip box. Approved 10.02.2022

AWDM/2185/21 Application for Certificate of Lawfulness for Existing Development comprising replacement UPVC bathroom window to second floor rear Approved 28.01.2022

**Consultations**
None received

**Representations**
None received

**Relevant Planning Policies**
Worthing Local Plan policies (WBC 2023): SP1, DM5, DM24
National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
Farncombe Road Conservation Area Appraisal

**Planning Assessment**

There is no objection in principle to alterations to buildings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality and the impact on the character and appearance of the conservation area.

***Visual amenity and impact on the character of the conservation area.***

The NPPF states that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.' The NPPG advises that significance derives not only from a heritage asset's physical presence, but also from its setting.

Policy DM24 of the Worthing Local Plan requires that:

a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.

b) Proposed development should take account of the information and guidance in Worthing's Conservation and Heritage Guide (which will be updated and periodically reviewed).

Designated Heritage Assets

c) Development should not adversely affect heritage assets or its setting (including important views that contribute to its setting). Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where proposals may result in harm to a designated asset a Heritage Impact Assessment (HIA) must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting.

d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.

e) Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved.

In relation to Undesignated heritage Assets including Buildings of Local Interest, Policy DM24 states that:

They have been identified for their contribution to the character of the area in which they are located as set out in Worthing's Conservation and Heritage Guide. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets. Other buildings and features of design and architectural interest not included above may also be considered undesignated heritage assets and therefore will also be subject to these requirements. Where a development would result in harm to an undesignated asset, a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the asset. A HIA will be necessary to inform the decision.

Policy DM5 of the Worthing Local Plan requires that:

All new development (including extensions, residential annexes, alterations, ancillary development, change of use and intensification) should:

i) be of a high architectural and design quality and respect and enhance the character of the site and the prevailing character of the area. This will include consideration of proportion, form, design, context, massing, siting, layout, density, height, size, scale, materials, detailed design features and landscaping;
ii) enhance the local environment by way of its appearance and character, with particular attention being paid to the architectural form, height, materials, density, scale, orientation, landscaping, tree canopy, impact on street scene and layout of the development;
iii) make a positive contribution to the sense of place, local character and distinctiveness of an area;

iv) respect, preserve and where appropriate enhance, heritage assets and settings;
v) be well built, accessible, fit for purpose, and adaptable to changing lifestyle, demography and climate;
vi) include a layout and design which: take account of potential users of the site; create safe conditions for access, egress and active travel (walking and cycling) between all locations; provide good links to integrated public transport; and have acceptable parking arrangements (in terms of amount and layout);
vii) make a positive contribution to creating a safe and secure environment by integrating measures for security and designing out opportunities for crime;
viii) not have an unacceptable impact on the occupiers of adjacent properties, particularly of residential dwellings, including unacceptable loss of privacy, daylight/sunlight, outlook, an unacceptable increase in noise giving rise in significant adverse impacts, or vehicular movements resulting in severe cumulative impacts on the road network, or loss of important open space of public value (unless it satisfies any of the exceptions set out under Policy DM7 – Open Space, Recreation and Leisure);
ix) respect the existing natural features of the site, including landform, trees and biodiversity and contribute positively to biodiversity net gain. Where appropriate, this will include the protection and integration of existing trees and green infrastructure into new developments;
x) ensure that lighting incorporated into developments provides the minimum for public safety, is energy efficient and avoids light pollution.

The building is located within the Farncombe Road Conservation area where the Conservation Area Appraisal notes the essential architectural character of the area is defined by its large villas. The prevalent features of these include:-

- Two, occasionally three storeys
- Proportions: mostly double-fronted (3 bays), with overall height, length and width being roughly equal
- Shallow-pitched, hipped roofs in natural slate
- White stucco or yellow brick elevations
- Canted bays
- Timber sashes with horns – single or double paned
- String course dividing ground and first floors
- Decorative eaves cornice
- Quoining – vermiculated (eg No.6 Farncombe Road and No's 101-103 Brighton Road) or plain (eg No.9 Farncombe Road)
- Classically inspired doorways, with columns, pilasters, consoles etc
- Four or six panelled wooden doors
- Slender, rendered chimney stacks, many have been removed, but the chimney breasts are still evident in the external walls, distinguishing original villas from the pastiche villas of Horton Court

The existing building retains timber sliding sash windows and a timber door to the frontage and those windows are mirrored at the adjoining building at No. 15 which forms an attractive pair with No.17. The gabled three storey projection with bay window and side projection window match the detailing of those at No.15.

Neighbouring buildings appear to have retained timber sash windows and UPVC does not appear to be widely used in the vicinity of the site.

There are some windows that have been permitted to be changed to UPVC at No.17 but these are at the rear of the building where they are not readily visible in the streetscene and where their impact is more limited. At No.15/15a a two storey side extension is under construction and this has been approved with timber sash windows (AWDM/1190/16 refers)

The application details indicate that the proposed windows would be Heritage Rose windows with elevation and section drawings of the proposed windows provided. No sections/elevations have been provided of the existing windows to provide any comparison. Nevertheless, on the basis of the information provided there appear to be differences in the framework to those existing windows, for example with a heavier mid rail and in the bottom rail, lack of vertical glazing bar for the bedroom window, joints and trickle vent detail. The outer frame of the existing windows is also largely concealed at present and no indication of whether this detail would be replicated has been provided and so without this would appear much bulkier that the remaining timber windows at first floor level which they would be seen in the context of. Any differences in the framework, profile or detailing would be apparent where this close comparison would be seen with other windows on the frontage.

On the basis of the limited information available, it has not been demonstrated that the proposed windows would replicate the existing window design or avoid any visible differences in the context of the existing timber windows that they would be seen in relation to and would be readily apparent.

Whilst there may be insulation and efficiency benefits to occupiers of the flat, it is considered that this would not outweigh the harm caused to the character and special qualities of the local interest building and wider conservation area.

***Residential amenity.***

Given the scope of work proposed, relating to replacement windows, there would be no significant impact on residential amenity as a result of the proposals.

**Recommendation**

**Refuse** for the reasons:-

On the basis of the limited information available, the Local Planning Authority cannot be satisfied that the proposed replacement of the timber sliding sash windows with UPVC sliding sash windows would not detract from the historical and architectural integrity of the building or that the proposed windows would preserve or enhance the character and appearance of the Farncombe Road Conservation Area. As such the proposal is considered contrary to policies DM5 and DM24 Worthing Local Plan, and the relevant paragraphs of the National Planning Policy Framework.

Informative:

- The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority encourages the applicant to seek pre-application advice in respect of any future application for a revised development.

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

Case Officer: Rebekah Hincke Date: 24.06.2024

Authorised by: Louise Prew Date: 24/06/2024