Expiry Date - 08/10/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1043/24 Recommendation – APPROVE

Site: 27 Northcourt Road Worthing West Sussex BN14 7DS

Proposal: Replacement of existing sash and casement timber windows with uPVC casement windows (Flats 27 and 27A).

Site Visit: 02/10/2024

Neighbours Notified: Y

Site and Surroundings

The property is a two storey detached dwelling which is now in flats. The application property relates to both of the flats. The existing windows are vertical sliding timber sash windows. The property is not within a conservation area nor a listed building.

Proposal

It is proposed to replace 9no existing single timber casement windows on the ground and first floor front and rear elevations with UPVc replacements.

Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies
Worthing Local Plan: Policy DM5,
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.

Visual Amenity

The application relates to a highly visible frontage that can be seen from both Northcourt Road and King Street. Due to the location opposite the end of King Street and on the frontage at both ground and first floors the impact needs to be carefully considered.

Within the direct locality there have been a number of windows that have been converted to UPVC from the original wooden sashes. These have come in a number of different forms notably on 25 Northcourt Road as such the character of the area has already been diminished. The windows proposed in this application have already been completed on the neighbouring property in the same style.

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

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

Informative

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 04/10/2024

Authorised by: Louise Prew Date: 04/10/2024