Expiry Date - 27/03/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0100/25 **Recommendation – APPROVE**

Site: **12A Mendip Crescent Worthing West Sussex BN13 2LT**

Proposal: **Replacement of windows and door to first floor flat**

Date of site visit: 19/02/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located to the south side of Mendip Crescent within a residential area of Worthing. The property comprises an end of terrace, two storey building with brick and pebbledash elevations and white UPVC windows. The property is set back from the road behind an open driveway. The application relates to the first floor flat accessed via steps up to the side of the building.

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

Proposal

Planning permission is sought for replacement windows to the front and a replacement door to the side.

The front window would be replaced in white UPVC within the existing opening but with a slightly different arrangement with a central pane and two further panes to each side and opening casements to the outer windows.

The white UPVC entrance door located to the west side of the property would be replaced with a green composite door with glazing to the top.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

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Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to 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

The property is in a terrace of four properties of the same design and similar to other terraces within Mendip Crescent. The window arrangements vary across the terrace and some have been replaced with different openings and configuration.

The proposed replacement windows would be consistent with other windows in the street scene and would not appear out of keeping.

The door is located to the side of the property behind a covered entrance and is not visible from the road. Replacement of this door would not result in any harm to amenity.

There would be no adverse impact on the visual amenities of the locality as a result of this application.

Residential Amenity

There are no additional or enlarged openings resulting from this application. Other than for some minor inconvenience during the fitting of replacement windows, the proposal would not have any detrimental impact on the residential amenities of neighbours.

The proposed windows would enhance energy efficiency and improve the thermal capacity of the property, enhancing the living conditions for the occupants and resulting in a sustainable development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

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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: Amanda Haslett Date: 07/03/25

Authorised by: Jo Morin Date 11.03.2025