Expiry Date - 22/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0103/24 Recommendation – APPROVE

Site: 9 Heene Lodge 94 Heene Road Worthing West Sussex

Proposal: Replacement of timber door and windows on West elevation to UPVC

Date of site visit: Observed from the street scene on 29/02/2024

Neighbours checked: (Publicised by Site Notice)

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to Heene Lodge which is located on the east side of Heene Road opposite the junction with Boundary Road. Three-storey+ blocks of flats dominate the building type within the surrounding area but differ in terms of their scale and form, the most prominent of which being the thirteen-storey block 'Manor Lea' at close proximity to the south-west of the site.

Heene Lodge is a purpose built three-storey block of flats comprising a total of 12No. flats. The block has an irregular shape with the outer sections being set back from the principal building line. The building comprises a mix of brick and render elevations, a flat roof, and a mix of white framed timber and white framed UPVC fenestration, the latter of which has been installed to various flats in place of the original timber frames. There is a strong sense of uniformity in the blocks appearance which is strongly expressed through the cohesion in the fenestration, of which forms a large part of the principal elevation fronting Heene Road, despite evidence of some alterations/ replacements to the original fenestration. Another noteworthy uniform feature of the building are the balconies to the central and set-back outer sections which have a metal balustrade with obscure-glazed panelling.

The subject of this application are the front windows to flat No. 9 which occupies the first-floor southerly central part of the building. The door and windows behind the balcony along with the windows adjacent, which are white timber framed, are to be substituted for white UPVC framed replacements. They would be inserted into the existing openings, mostly with same opening configuration as exists. It is noted that the drawings submitted with the application show the central window onto the balcony as being top-hung whereas it has a central horizontal pivot design. However, given the nature of the application within the context of its surroundings it is considered that the submitted plans will suffice in this instance.

Heene Lodge is not listed nor located within a Conservation Area.

Relevant Planning History:

The block of flats was implemented subsequent to permission WB/0548/62 for the erection of 1 three-storey block of 12 flats and 6 garages at rear and provision of 6 garage spaces (revisions under WB/548A/62), decision issued 24 July 1962.

Various flats in the block have achieved replacement windows from timber to UPVC under 09/0361/FULL, 08/0936/FULL, 01/00841/FULL, 99/00600/FULL.

Consultations: None.

Representations: None received.

Relevant Planning Policies

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 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

The replacement modern UPVC frames would not exactly replicate the pattern and detail of the timber frames and there would be a degree of added bulkiness and heaviness to their appearance which would be readily visible to the street scene. Notwithstanding, the harm is not considered to be to an unacceptable degree in view that the block is set back from the street scene a good distance and other flats within the block have achieved UPVC replacements. The aforementioned uniformity and aesthetic of the building would not be materially affected as the existing pivot-style window to be replaced appears to be the only one remaining. The replacement UPVC frames are considered to be sympathetic insofar that they would be in keeping with the existing fenestration and would not pose a materially harmful effect on the character and appearance on the building or surrounding area.

Residential Amenity

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

Other

Some added weight can be given to the increased thermal efficiency of the flat as a result of the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Window Detail

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: 21.03.2024

Authorised by: Jo Morin Date: 21.03.2024