Expiry Date - 04/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1773/23 Recommendation – APPROVE

Site: 34 Railway Approach Worthing West Sussex

Proposal: Change of Windows and door to first floor level front elevation only from Timber to UPVC double glazed

Date of site visit: For NOTICE/0032/22

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to vacant first-floor offices located within a detached late Victorian/Edwardian building fronting the south side of Railway Approach and backing onto Teville Place. The building has been enlarged by 2-storey and single-storey extensions to the east side and rear. The ground-floor of the building is in commercial/business use as a vehicle repair garage and by a taxi office. The open frontage is used for forecourt parking.

Railway Approach is identified as a 'Key Office Location' within the adopted Worthing Local Plan.

Proposal

Full permission is sought to replace 4no first-floor timber windows and a timber door with timber side lights on North elevation with UPVC double-glazed replacements.

Relevant Planning History:

NOTICE/0032/22 Application for permitted development for prior approval for change of use from offices (Use Class E) at first floor into 2 x 1 bedroom flats. PRIOR APPROVAL REQUIRED AND GRANTED.

AWDM/1774/23 Approval of Details Reserved by Conditions 2 (cycle parking), 3 (bin storage), 4 (noise attenuation) and 5 (insulation) of Application No NOTICE/0032/22 – Pending consideration.

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance

Planning Assessment

There is no objection in principle to upgrading the existing building stock within the built-up area. The proposals are linked to the Prior Approval granted under NOTICE/0032/22, a condition of which requires the implementation of a noise insulation scheme to protect the future residential occupiers from commercial noise. The details of the scheme submitted under an Approval of Conditions application AWDM/1774/23 (yet to be determined) proposes the introduction of acoustic double-glazing.

The key consideration is the effect of the proposed replacement windows/door on visual amenity and local character.

The proposed windows re-use existing window openings and there will be no adverse impact on neighbour amenity.

Visual Amenity and Local Character

Although the original character of this late Victorian/Edwardian building has been weakened by unsympathetic alterations and additions, it retains some attractive features, including some original timber sash windows, and the decorative filigree veranda on the first-floor.

The timber sash windows to be replaced (WD01-WD04) have an attractive design consisting of decorative sub-divided small panes to the upper sash together with sash horns, and a plain lower sash. It is proposed to replace windows WD01-WD04 with 'Charisma Rose' sprung sash UPVC windows, with plain upper and lower sashes. Although these will appear visibly 'heavier' and result in the loss of the existing attractive detail, they will at least replicate the traditional sash opening style. In the context of this building which has already suffered the insertion of poorly proportioned and detailed UPVC casement window/door replacements at ground-floor, the impact on the appearance of the building would not be so harmful as to warrant refusal.

The proposed UPVC replacement windows would be similar to those recently approved at nearby 68A Victoria Road (AWDM/0675/23) and 56 Teville Road (AWDM/0059/23) where a sash opening style was negotiated.

WD05, behind the veranda, consists of single pane door/window with narrow sidelights to either side and transom top lights above. The top light above the door/window incorporates an attractive arch detail. A similar arch detail is also evident in the small second-floor window (in the gable above the bay) which will remain in situ. The Applicant's Agent has confirmed that the existing transom/top lights are to be retained. The existing door/window and sidelights

will be replaced with a pair of UPVC French doors with fixed side lights. The existing central window/door does not appear to be original, having an unusual squat appearance. Although the proposed French doors are modern in design, it is considered their visual impact would at least be mitigated by the retention of the existing transom/top lights visible behind the filigree veranda.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. For the avoidance of doubt, the replacement windows WD01, WD02, WD03 and WD04 hereby approved shall consist of 'Charisma Rose' sprung sash windows as detailed in the submitted Roseview brochure extract.
4. For the avoidance of doubt the existing glazed transom/top lights with decorative arch above the proposed French doors and sidelights comprising WD05, shall be retained in situ.

Informative

PRO-ACTIVE AMENDMENT

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

Case Officer: Jo Morin Date: 21.03.2024

Authorised by: Gary Peck Date: 21 March 2024