Expiry Date - 02/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0583/25 **Recommendation – APPROVE**

Site: **Flat 2 Shakespeare House 3 Shakespeare Road Worthing**

Proposal: **UPVC replacement of 1no. door and 3no. windows to East and West elevations**

Date of site visit: 13/05/25

Neighbours Notified: Site notice displayed

Additional neighbour notifications: N

Site and Surroundings

The site is located to the west side of Shakespeare Road within a predominantly residential area of Worthing. The property comprises a three storey purpose built block of flats with brick elevations, a slate roof and white UPVC windows and doors. The application relates to Flat 2, a ground floor flat with openings to the front and rear of the building. The block is set back from the road behind a low flint wall and communal gardens.

The property is outside the conservation area which lies to the north boundary of the site. The building is not listed.

Proposal

Planning permission is sought for replacement of 1 door and 3 windows to the east and west elevations.

Door A is to the rear elevation, serving the lounge. The existing aluminium door would be replaced with white UPVC within the same opening and of similar design but with a thicker central frame.

Window B is to the rear elevation serving the kitchen. The fixed window with top opening fanlight would be replaced in white UPVC to match the existing but with slightly narrower frame detail for the fixed window and slightly thicker frame to the top fanlight.

Window C is to the front elevation serving bedroom 1. The fixed window would be marginally wider at 41mm instead of 35mm and the opening window would be 75mm instead of 50mm, replaced in white UPVC.

Window D is to the front elevation serving bedroom 2. The fixed central window would be marginally narrower at 41mm instead of 50mm and the opening windows would be 75mm instead of 50mm, replaced in white UPVC.

Relevant Planning History:

None relevant

Consultations:

None required

Representations:

None received

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 extensions and 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

UPVC windows are common in the street scene with a wide variation of styles across different properties. The block of flats within which the application property sits is unusual in that it appears to retain UPVC windows of the same design and frame size throughout the building. There is no planning history for replacement windows within this block and therefore it is believed that these are the first windows being replaced in this block.

The proposed design, colour, openings and materials would match those of the existing windows and door but there would be some variation in frame size mainly for the opening windows which would be increased by up to 25mm.

The proposed window and door replacements (A and B) due to their position at the rear of the building would not be visible within the street scene and despite the slight differences in frame thickness would have no adverse visual impact on the locality.

The proposed window replacements to the front (C and D) would be visible in the street scene and therefore the thicker frames of the opening windows would be more noticeable. All other aspects of the windows would match including the colour, design and opening pattern and although a thicker frame of 25mm would be noticeable it is unlikely that this would be particularly apparent unless you are specifically looking for it. Window D is positioned below two balcony doors to the floors above and therefore the thicker opening frame would be less

obvious for this window as it is a different type of opening to the balconies above. Window C is directly in line with the windows of the same type above and therefore the wider frame would be more noticeable in this context however, given the fact that all other aspects would match, the thicker frame is not considered to significantly detract from the character of the block as a whole or have any significant adverse impact on the visual amenities of the locality.

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 and doors, the proposal would not have any detrimental impact on the residential amenities of neighbours.

The proposed replacement windows and doors 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

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: 27/06/25

Authorised by: Jo Morin Date: 01.07.2025