Expiry Date - 07/07/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0555/25 **Recommendation – APPROVE**

Site: **23 Seafield Avenue Worthing West Sussex BN12 4NJ**

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

Date of site visit: 04/06/25

Neighbours checked: Y

Additional neighbour notifications:

Site and Surroundings

The site is located to the west side of Seafield Avenue, within a residential area of Worthing. The property comprises a semi-detached two storey house occupied as two flats one to the first floor and one at ground floor. This application relates to the first floor flat. The building has brick elevations at ground floor with render above, a tiled hipped roof and white UPVC windows. The property is set back from the road behind a low wall and front garden.

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 first floor flat consisting of 9 windows (3 to the front, 4 to the side and 2 to the rear) all in white PVCu, fitted within the existing openings.

Front
Window 1 – Lounge - one fixed pane with right hand side opening casement

Window 2 – Bedroom 2 – one fixed pane with left hand side opening casement

Window 3 – Bedroom 3 – one fixed pane with left hand side opening casement

Side
Window 4 – WC – one top hung tilt casement

Window 5 – Bathroom - one top hung tilt casement

Window 6 - Kitchen - one top hung tilt casement

Window 7 – Utility one fixed pane

Rear

Window 8 – Dining room - one fixed pane with right hand side opening casement

Window 9 – Rear bedroom - one fixed pane with left hand side opening casement

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 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 street scene comprises mainly of detached bungalows with two storey houses to the north and south end and including the application property and the neighbouring building both of which are semi-detached houses divided in to four flats per building. The design and form of this pair of buildings is the same other than the neighbouring building having brick elevations instead of brick and render. Windows are white UPVC of varying design, some with fanlights, some without, with fixed panes and openings casements. The street scene as a whole has multiple variations of window designs, mostly white UPVC but also anthracite grey.

The proposed replacement windows would differ from the existing windows removing the fanlight detail throughout and combining fixed panes with side opening casements to the front and rear and top hung tilt windows to the side. At present the existing windows 1 and 3 to the front of No.23 match the corresponding windows below (No.25) and those of the adjoining first floor flat but are different to the ground floor flat. The middle window 2 also differs on the existing building.

At the adjacent building the windows at first floor No.19 have been replaced without fanlights and are similar to those proposed by this application. Within the neighbouring building the windows to the ground floor flat are fixed panes, side hung casements and top fanlights and to the adjoining flats these have casements and fanlights with Georgian glazing bar design.

The windows to the front are clearly visible in the street scene and would differ from the existing windows installed at this flat. Although the removal of fanlights would be noticeable and different to those windows above and adjoining, this design would be similar to those already replaced at first floor of the neighbouring building. The windows would be of the same materials and colour as existing windows. Given the variation of the configuration and appearance of glazing across the front of the pair of semi-detached properties which are viewed in context with each other, and the multiple variation in the wider street scene, the proposed windows are not considered to appear out of character.

The windows to the side and rear are not prominent and would have no adverse impact on the character of the building or surrounding street scene.

There would be no significant 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 replacement 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

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.

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

Case Officer: Amanda Haslett Date: 02/07/25

Authorised by: Jo Morin Date: 03.07.2025