Expiry Date - 07/03/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1708/23 Recommendation – APPROVE

Site: Flat 10 Hayton Court Chestnut Walk Worthing West Sussex

Proposal: Installation of replacement windows from painted timber to white UPVC.

Date of site visit: Observed from the street scene on 30/01/2024

Neighbours checked: (Publicised by Site Notice)

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application relates to Hayton Court which is accessed to the south-westerly side of Chestnut Walk and fronts Yeoman Road and Conifer Drive to the south-westerly and south-easterly respectively. The surrounding area is residential to the north and east of the site with buildings used for other uses, mainly commercial, immediately south and spanning west of the site. Hayton Court is an L shaped part two-storey and part-three storey purpose built block of flats comprising a total of 13No. 1 bed flats. The two-storey linear elements of the building have dormers and roof lights to the front and roof lights to the rear. The building comprises facing brick elevations, an interlocking tiled hipped roof (to front dormers also), and a mix of white framed timber and white framed UPVC fenestration, the latter of which has been installed to windows of various flats in place of the original timber windows. The building is uniform in appearance and the cohesion in the fenestration, of which forms a large part of the elevations which front the highway, particularly adds to the character and aesthetic of the building, despite evidence of some alterations/ replacements to the original fenestration. The stand out features of the building are the red steel Juliet balcony's to the 3 over 3 casement windows and a short balcony with red steel balustrade to front dormers.

The subject of this application are the windows to flat No. 10 which outlook Yeoman Road (2No.) and Conifer Drive (2No.). No. 10 occupies the corner of the third-floor of the building where it doglegs to form the L shape. The 2No. inner windows serve a lounge (labelled B & C on the plans) whilst the two outer windows serve a bedroom and kitchen (labelled A & D respectively on the plans). All windows being replaced comprise 3 over 3 white framed timber windows, the top 3 windows open and the bottom 3 are fixed. It is proposed to remove these windows and insert white framed UPVC windows into the existing opening. The Juliet balcony will remain in-situ.

Hayton Court is not listed nor located within a Conservation Area.

Relevant Planning History:

The block of flats was implemented subsequent to permission WB/0851/87 for 13 x one bedroom flats, decision issued 03 November 1987.

Various replacement windows to UPVC have been achieved at the building:

04/00625/FULL (No. 7), 04/00626/FULL (No. 9), 04/01023/FULL (No. 14), 06/0170/FULL (No. 3), 11/0038/FULL (No. 1), AWDM/0977/12 (No. 12), AWDM/1030/13 (No. 8), AWDM/1561/16 (No. 2).

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

Whilst there would be a degree of added bulkiness and heaviness to the appearance of the replacement modern UPVC units, which take a prominent position to the top-floor corner of the building that is readily visible to the street scene, the harm is not considered to be to an unacceptable degree in view of the plentiful history of UPVC replacements on the building together with their sensitive design which replicates the colour, form, and opening configuration of what exists. They would therefore not disturb the uniformity of the building's fenestration and the synergy of the building would be preserved. The replacement windows would not be out of keeping and the character of the building would not be adversely affected, nor would the street scene.

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

Sone 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: 01.03.2024

Authorised by: Jo Morin Date: 04.03.2024