Development Control – Delegated Officer Report

Application Number: AWDM/0997/23 Recommendation – APPROVE

Site: Flat 14, Oakland Court, Goring Street, Worthing, BN12 5AR

Proposal: Replacement of timber framed windows with UPVC at first floor.

Date of site visit:

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a hipped roof, purpose built flatted complex of two and single storeys in height, and is situated on a corner location at the junction with Goring Street and Goring Way. Flat no.14 faces onto the rear of the property. The block is a rich red brick face with dark brown/black brick soldier coursing and quoins. The windows and doors are very dark brown/black in colour. There are some 1st floor box bays with the under box coloured dark brown/black chevron timber strips. Because of its colouring, the block of flats makes a striking addition to the street scene.

The neighbouring property in Goring Street is a flat roof 3 storey block of flats of light red facing bricks and white windows, opposite in Goring Street are more flats in smaller blocks of 2 storeys. Its neighbour in Goring Way is a bungalow, and indeed, other than a 3 storey flat roof block of flats on the corner, Goring Way comprises predominantly bungalows. The commonality with the majority of buildings in both Goring Street and Goring Way is their use of white windows. The application site is therefore distinctive, yet complimentary.

Proposal:

The application seeks planning permission to replace 2no.stained timber windows and 1no. box bay which comprises a window on each side of it plus a set within its front. All face to the rear (west) of the property. The replacement will be with UPVC framed windows of a matching colour to the existing timber windows, but with a white finish internally.

Relevant Planning History:

AWDM/0584/17 Replacement windows and door from Rosewood wooden frames to Rosewood UPVC. **(Flat 9)**
Approved 08.06.2017

AWDM/0774/17 Proposed window and door replacement in rosewood UPVC ground floor west elevation. **(Flat 6)**
Approved 12.07.2017

AWDM/0340/18 Replace existing timber windows and door with Rosewood uPVC to ground floor on south and east elevations. **(Flat 7)**
Approved 22.05.2018

AWDM/1510/18 Replace existing stained timber windows and doors with Rosewood UPVC to north. East and south elevations on ground floor **(Flat 1)**
Approved 28.11.2018

AWDM/0103/20 Replacement of timber windows to wood grain UPVC at ground floor level north elevation **(Flat 3)**
Approved 18.02.2020

AWDM/1453/20 Replacement 2no. windows and 1no. box bay window from wooden to Rosewood UPVC **(Flat 10)**
Approved 30.10.2020

AWDM/0763/21 Replacement of timber to UPVC windows to north elevation at first floor **(Flat 11)**
Approved 03.06.2021

AWDM/1624/21 Replacement windows to first floor east elevation in Rosewood UPVC **(Flat 16)**
Approved 05.10.2021

Consultations: None

Representations: None received

Relevant Planning Policies

Worthing Local Plan: SP1, DM5
National Planning Policy Framework 2021
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to the change of windows within this flatted development subject to the effect on character of the existing block of flats together with the neighbouring properties

Visual Amenity

The windows will match in style, colour and opening the existing windows. The frames will be slightly thicker given the use of UPVC but this is minimal. Replacement UPVC windows have previously been allowed to many of the flats.

The submitted plans state that the internal frames will be white in colour, research has shown that this is also the case for other replacement windows.

The plans show that the external colour of the replacement windows will be Rosewood, which will thereby accord with the other replacement windows.

The use of Rosewood UPVC is acceptable here and will not be harmful to the appearance of the property or the wider area.

Residential Amenity

It is not considered that the change in windows will materially affect the neighbouring residential amenities

Recommendation - APPROVE subject to the following Conditions:-

1. Approved plans
2. Standard time limit
3. Rosewood frames

Informative

1. Approved following revision

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

Case Officer: Eve Hearsey Date: 11.08.2023

Authorised by: Gary Peck Date: 11 August 2023