Expiry Date - 18/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0654/24 Recommendation – APPROVE

Site: Apartment 1 3 Alexander Terrace Worthing West Sussex

Proposal: Replace timber single glazed sash window with timber slimline double glazing.

Date of site visit: 13/06/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

Alexandra Terrace is an Edwardian terrace of properties. The property is located in the South Street Conservation Area, the terrace is relatively tall in comparison to the wider conservation area. There are windows to the frontage with bay windows to the front, smaller windows are located to the rear. All the windows are timber sashes with thin beads and large levels of glazing.

Proposal

The upgrading of the window is subject to this application, with the existing box frame and sash being retained. The sash will be modified with slim line double glazing being installed to the existing window.

Relevant Planning History: None

Consultations:
Worthing Design & Conservation Architect: This is a well presented application for works to this timber window. I have no objections to the design as submitted.

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy DM5, DM24
National Planning Policy Framework 2023
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

There is no objection in principle to the replacement windows to residential flats within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

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Visual & Residential Amenity

The location of the window is to the rear of the terrace and on the first floor. But due to the raised level of the road to the rear the window would be to the ground floor. The application is considered to be a sympathetic addition to the existing property. The retention of the existing window and updating to the slim line glazing is considered to preserve the appearance of the Conservation Area.

The proposed replacements would utilise existing window openings and would not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit

Informative

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 18.07.2024

Authorised by: Louise Prew Date: 18/07/2024