Development Control – Delegated Officer Report

Application Number: AWDM/0876/23 Recommendation – APPROVE

Site: Flat 15 Seabright, West Parade, Worthing, BN11 3QR

Proposal: Replacement UPVC windows/door to third floor flat south and east elevations

Date of site visit: Assessment has also been assisted using the Applicants plan; Earthlight mapping; and Google 3D of the site.

Neighbours checked: Site Notice

Additional neighbour notifications: N

Site and Surroundings

Seabright is an 'H' shaped, 10 storey block of flats, made up of 2no. 10 storey blocks which are linked together with a 2 storey bar making up the 'H' shape.

The site is located on the northern side of West Parade, opposite the beach. The blocks take up a large plot with garages and parking to the rear and a landscaped garden to the front together with lawns to the sides and rear.

The application relates to a south and east facing windows on the third floor.

The property is not within a Conservation Area, is not a Listed Building, and there are no protected trees on site.

Proposal

The application seeks to replace 8no. windows and 1no. glazed door on the 3rd floor with white UPVC. Relating to:-

<u>South</u>

- Lounge windows x 2
- Lounge glazed door x 1
- Bedroom x 1

<u>East</u>

- Lounge windows x 2
- Bedroom x 1
- Bedroom x 1
- Kitchen x 1

The replacements will be of the same overall size, and other than the glazed lounge door, the frames being slightly narrower. The openings will be the same as the existing.

Relevant Planning History:

Flat 40 - AWDM/1238/15 - Replace nine existing windows with white uPVC windows. Approved: 26/01/16
Flat 49 - AWDM/1721/15 - Installation of replacement white UPVC window. Approved: 05/01/16
Flat 30 - AWDM/0331/16 - Replacement uPVC windows to south and west elevations (seventh floor). Approved: 14/04/16
Flat 75 - AWDM/0233/17 - Installation of replacement windows in white UPVC Approved: 25/04/17
Flat 24 - AWDM/0371/17 - Replacement UPVC window on fifth floor north elevation Approved: 04/-5/17
AWDM/0925/17 – Flat 79 - Installation of replacement window and door to white UPVC. Approved: 04/08/17

Flat 62 - AWDM/1512/17 - Retention of white UPVC windows to west and south elevations (retrospective). Approved: 30/11/17
Flat 47 - AWDM/0356/18 - Replacement white UPVC windows and door to 1st floor south and east elevations. Approved: 27/04/18
Flat 56 – AWDM/0183/21- Replacement windows to white UPVC at second floor north and east elevations - Current
Flat 35 – AWDM/0644/21 – Replacement of window from UPVC to UPVC - Permitted
Flat 70 – AWDM/0646/21 – Replacement of window from UPVC to UPVC – Permitted
Flat 3 – AWDM/0452/21 – Replacement UPVC window to ground floor flat. Approved 18.06.2021
Flat 17 – AWDM/0058/23 – Replacement white UPVC windows to third floor north and west elevations. Approved 23.03.2023

Consultations: None undertaken.

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 extensions and alterations to residential dwellings within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual Amenity

The majority of the windows within the block of flats are now PVCU. The existing windows are in PVCU. The proposed aperture and means of opening will remain the same to the existing windows they are replacing and it is not considered that the new windows will be harmful to the visual amenity of the building.

Residential Amenity

There are no additional openings resulting from this application. Other than for some minor inconvenience during the fitting of the replacement windows, the proposal would not have any detrimental impact on the residential amenities of neighbours.

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: Eve Hearsey Date: 21.07.2023

Authorised by: Jo Morin Date: 09.08.2023