Expiry: 25/8

Development Control – Delegated Officer Report

Application Number: AWDM/0910/23 Recommendation: Grant

Site: 9 Bath Road, Worthing

Proposal: **Replacement of timber framed single glazing with timber framed double glazing to front elevation.**

Date of site visit: 19/1

Neighbours checked: y

Additional neighbour notifications: n

Site and Surroundings

This application relates to a detached Edwardian former house on the south side of Bath Road close to the junction with Heene Road. The property is in use for office purposes.

This is a striking red brick property with a prominent gable feature. It has a mix of timber leaded single glazed casement and sliding sash windows painted white with black painted frames and timber doors. It has vertical black painted applied timber detailing on its gable and between its curved double height bay.

Houses either side are similar but differently detailed but retain their timber leaded windows, opposite are terraced house.

This property is not listed but is in the Ivy Place conservation area.

Proposal

This application relates only to windows in the front elevation. It is proposed to replace the front single glazed timber windows with double glazed timber windows. Planning permission was granted earlier this year for replacement uPVC windows to the side and rear elevations with a mix of casement and sash openings.

This latest application has been revised to show external applied leading detail.

Relevant Planning History:

AWDM/1459/22 – Replacement windows to side and rear elevations only from painted timber sash and casement windows to white UPVC double glazed casements and vertical sliding sash windows and replacement side and rear doors from painted timber to aluminium framed and glazed doors. Granted

09/0803 – Installation of two replacement windows in white PVCu to rear elevation at first floor level. Granted

77/399/EU – Application for an Established Use Certificate for use of part of the ground floor accommodation as offices by admin staff of a charity. Issued.

77/398 – Change of use from residential accommodation to offices for use by a Charity on not more than 2.5 days per week in total. Refused.

62/612 - Addition of car port to side of dwelling. Granted

Consultations:

The Worthing Society: No objection.

Conservation Architect: Confirm leading is to be externally applied and if so no objection.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)
DM 17 (Energy)
DM23 (Strategic Approach to the Historic Environment)
DM24 (The Historic Environment)
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
Ivy Place Conservation Area Appraisal

Planning Assessment

Alterations to properties within conservation areas must either preserve or enhance the conservation area's character. Consideration should also be given to the energy saving properties of double glazing.

Visual Amenity

The proposed windows are to be timber framed timber casements with very similar openings to the existing windows. They are to be double glazed however. Revised drawings confirm leading is to be externally applied, as now.

The section drawings submitted show a more detailed proposal than previously with a much closer regard to the form of the existing windows. These details are now acceptable and will preserve the appearance of the property and the wider Ivy Place conservation area.

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Neighbour Amenity

No neighbours are affected by this proposal.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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:	MOK	Date: 9/8/23
Authorised by:	Jo Morin	Date: 09.08.2023