Expiry Date - 23/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0677/24 Recommendation – APPROVE

Site: 5 Hampton Court Brighton Road Worthing West Sussex

Proposal: Replace silver/grey sliding aluminium windows with new silver/grey uPVC casement windows.

Site Visit: 23/07/2024

Neighbours Notified: Y

Site and Surroundings

The property is a six storey block of flats in a seafront location. The building has grey aluminium windows and is rendered. Flat 5 is located to the north western corner at first floor.

Proposal

It is proposed to replace 4no existing single timber casement windows on the first floor with UPVc replacements. The style that is proposed is a casement window to be similar in style to the existing windows but with a change in opening style. The proposed windows have a slightly wider frame but are in the same style.

Relevant Planning History:
AWDM/0448/23 - Replacement silver/grey uPVC windows at third floor, North and West elevations - 14 Hampton Court – Application Permitted

AWDM/0446/23 - Installation of replacement silver/grey sliding aluminium windows with new silver/grey uPVC casement windows. - 8 Hampton Court – Application Permitted

AWDM/0293/23 - Replace Aluminium sliding windows with PVC Casement windows at fifth floor – 19 Hampton Court – Application Permitted

AWDM/1430/22 - Replacement of existing aluminium windows with new upvc grey coloured windows – 12 Hampton Court – Application Permitted

AWDM/0400/22 - Replacement Aluminium windows to South side, 2nd floor – 7 Hampton Court – Application Permitted

Consultations: None

Representations: None received.

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Relevant Planning Policies
Worthing Local Plan 2023: Policy DM5
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.

Visual Amenity

Due to the location of the flat there is not a high level of visibility from the public realm. This is due to the rear location of the flat with the side elevation facing the neighbouring block of flats. To the rear of the site there are residential properties that are separated by a garage complex.

With the change to UPVC from the aluminium the windows are not going to drastically change in appearance other than the materials being used. The change to UPVC would be a further change from the existing building, however within the residential setting these are not considered to be materials that would be out of character with the wider locality. A number of flats within the building have permission to change to uPVC windows.

As such it is not considered that there will not be any unacceptable harm to visual amenity or the character or appearance of the locality.

Residential Amenity

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: 23.07.2024

Authorised by: Louise Prew Date: 23/07/2024