Expiry Date - 04/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1557/24 **Recommendation – APPROVE**

Site: **5 Wallace Court Wallace Avenue Worthing West Sussex**

Proposal: **Remove Existing windows and replace with white Rehau PVCu casement windows**

Date of site visit: 24/12/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

Wallace Court is a three-storey block of 22no. flats built around the 1970 or 80s. To the north is Maple Court, a similar block of flats, with a mixture of semi-detached bungalows and two storey dwellings opposite and south of the site. The application site is on the northern end of the first floor.

The property is not listed or in a conservation area.

Proposal

The application seeks to replace the existing crittall type windows and white UPVC door with a white REHAU uPVC alternative. An internal window will also be similarly replaced.

Relevant Planning History:

AWDM/1835/18 - Installation of replacement door from timber frame with metal inserts to white UPVC to third floor flat. Permitted 01.02.2019

AWDM/0865/18 - Replace 5no. existing white aluminium windows with white uPVC on ground floor to east and south elevations. Permitted 14.08.218

AWDM/0278/16 - Replacement of metal framed windows with white UPVC to north, east and south elevations; raising the height of the balcony railing on east elevation at second floor. Permitted 17.05.2016

Consultations: None undertaken.

Representations: None received.

Relevant Planning Policies

Expiry Date - 04/02/2025

National Planning Policy Framework (Revised December 2024)
National; Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)

Planning Assessment

There would be no significant impact on residential amenity as a result of the proposals. The principal issue relates to the design and appearance of the proposed replacement windows/door and the impact on visual amenity.

Visual Amenity

Although consisting of thicker UPVC framing, the proposed window and balcony door replacements would be similar in design to the originals and in keeping with other replacements in the block.

It is considered that the application will not adversely affect the character of the building or the visual amenity of the area and is therefore considered to be acceptable.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit

Informative

Approved without amendment.

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

Case Officer: Elaine Rousseau Date: 29/01/2025

Authorised by: Jo Morin Date: 31.01.2025