Expiry Date - 22/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/1338/23 Recommendation – APPROVE

Site: 29 Warwick Gardens Worthing West Sussex

Proposal: Installation of replacement UPVC windows at ground and first floor

Date of site visit: 13/10/2023

Neighbours checked: Y

Site Notice Posted: Y - Site Notice posted on 13/10/2023 and publicised in the Worthing Herald on 19/10/2023.

Site and Surroundings

The application relates to a two-storey Edwardian building comprising 2No. flats (1No. to each floor) located to the northerly side of Warwick Gardens and near to where the road changes to Charlecote Road. The building is situated at the end of the terrace row and its plot forms the north-westerly edge of Warwick Gardens Conservation area. The building is consistent with the description within the Council's Conservation Area Appraisal document which reads:

'Warwick Gardens Conservation Area is a small area of Edwardian dwellings which are of good quality and largely unspoilt. The buildings are not grand, but they exhibit numerous features of Edwardian house design in a consistent group. Edwardian domestic architecture evolved from a more formal Victorian style. Typically the Edwardian buildings are characterised by ornamental brickwork and tiling, ornate gables, finials, turrets, balconies and bays, and a use of stained and etched glazing.'

Whilst the original features of the building have been mostly retained and well kept, there are some alterations evident, namely the first-floor windows to the façade which are of an unsympathetic casement style UPVC form. The ground-floor windows on the other hand appear to be the original timber sash windows which positively contribute to the character of the Conservation Area.

It appears the attached neighbour No. 31 Warwick Gardens have completely replaced their original windows to façade with UPVC without obtaining consent, as is the case for the aforementioned first-floor façade of the application building along with some others along Warwick Gardens, however, it appears implementation has exceeded the four year period and as such are exempt from enforcement action. In March 2001 the Council found it necessary to impose an Article 4(2) Direction on Warwick Gardens Conservation Area to, amongst other things, address the alteration to windows which front a highways (under 2 of the First Schedule). This reads

that permitted development rights are removed for the enlargement, improvement, or other alteration of a dwellinghouse, including window or door replacement. The aforementioned replacement UPVC windows that front the highways therefore hold no weight in the decision of this application.

The adjacent property to the westerly No. 8 Charlecote Road is outside of the Conservation Area's designation and exhibits a different character which the Council does not consider to be of important merit.

Proposal

Full planning permission is sought to replace a total of 7No. windows to the application building. This includes the 5No. windows to the façade of the building (2No. windows to ground-floor and 3No. windows to first-floor), along with 2No. first-floor windows towards the rear of the side (westerly) elevation.

The 5No. windows to the façade would be replaced with UPVC sash windows from a heritage range and 2No. windows to the side elevation would be UPVC casement windows (to replace existing crittall windows).

Relevant Planning History:

Permission granted at the application property for proposed loft conversion to first-floor flat to incorporate two rear conservation roof lights under AWDM/1632/21, decision issued 17 Dec 2021. And New UPVC sash window to replace door and removal of metal fire escape stair to rear elevation under AWDM/0898/21, decision issued 13 Jul 2021.

Permission granted at the attached property (top-floor flat) No. 31 Warwick Gardens for replacement white UPVC window to first floor on rear elevation (north) under AWDM/1057/16, decision issued 01 Sep 2016.

Recent permissions for replacement windows elsewhere in the Conservation Area include:

No. 41 for application for proposed replacement of existing timber windows and doors with UPVC to the front (South), side (West) and rear (North) elevations under AWDM/1941/22, decision issued 23 May 2023.

No. 19 for replacement ground floor side bay window with white UPVC Rehau heritage Rose Sliding Sash windows under AWDM/1562/21, decision issued 20 May 2022.

No. 6 for replacement of existing single glazing to the 7no. timber sash windows and front door on the front elevation with double glazing (existing box frames are to remain) under AWDM/0956/21, decision issued 25 Aug 2021.

Retention of uPVC replacement windows on part side and rear elevations of Nos 13-17. Installation of replacement uPVC Rehau Heritage vertical-sliding

sash windows to front bay windows of Nos 13-17 and part side elevation of No 13. Retention of replacement uPVC windows to No 11 with secondary glazing installed to fanlights on front ground-floor bay windows re-using stained glass under AWDM/0689/15, decision issued 08 Oct 2015.

Consultations: None.

Representations: None.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Conservation Area Appraisal XI Warwick Gardens

Worthing Local Plan (2023) 2020-2036
SP1 (Presumption in Favour of Sustainable Development)
DM5 (Quality of the Built Environment)
DM16 (Sustainable Design)
DM24 (The Historic Environment)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality, and the effects on the character and appearance of the Conservation Area.

Visual Amenity and Heritage

The replacement UPVC windows proposed to the first-floor side elevation would be completely removed from visual point to the street scene by virtue of their situation to the more slender outrigger towards the rear of the building. Therefore, it would pose no impact to the character of the Conservation Area and street scene. The replacement windows would respect the building insofar that they would retain a similar design and appearance and match those beneath at ground-floor level.

The replacement UPVC windows to the façade would present a noticeable alteration from views within the Conservation Area. As emphasised in the Conservation Area's Appraisal, the loss of the original timber windows to ground-floor would not be the preference of the Council owing to their aesthetic quality which contributes positively to the character of the Conservation Area and forms part of the reason for its designation. It is therefore considered that their replacement with UPVC frames would constitute a loss of historic significance to some degree. The Appraisal continues stating that where unsympathetic replacement has already occurred or replacement is unavoidable, new windows should match the originals in design and materials. Following discussions with the agent, it was agreed that

a heritage style be used to provide the replacement windows to the façade in order to ensure the windows are sensitively designed in terms of opening method, frame thickness and profiles given these windows' prominent location. The UPVC windows proposed are considered to closely match as can currently be achieved using UPVC without exactly matching the original timber frames. The amendments included sections which demonstrated a chamfer beading profile with recessed top frame into the wall to reduce the heavier appearance of the UPVC frames.

Further, it is considered that the replacement of the first-floor windows would be an enhancement to what exists at this level, as would the project as a whole owing to the matching appearance of the windows which acknowledges and respects the integrity of the building built as a single dwellinghouse. In view of the above, coupled with the provision of the amendments which demonstrate a sympathetic form as much as is reasonable, it is considered that, on balance, the UPVC replacement windows would sufficiently replicate the detail of the existing timber sash window such that it would not result in unacceptable harm to the appearance of the building or the historic character of the Conservation Area.

A condition of planning permission relating to the implementation of the first-floor and ground-floor windows to façade concurrently is warranted to ensure that the enhancement that will result from the replacing of the existing unsympathetic first-floor windows will offset the harm caused by the loss of the original timber windows on the ground-floor.

Residential Amenity

There would be no material planning issues in relation to residential amenity as the proposed development by virtue of its minor nature would have no impact on the living conditions of surrounding neighbours.

Other

In arriving at this decision consideration has been given to the poor state of repair of some of the existing windows and the fact that double-glazing would improve the thermal efficiency of the property and reduce demand for energy.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Window Details
4. Front Windows Implemented simultaneously

Informatives

Expiry Date - 22/12/2023

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:	Jason Albon	Date: 20.12.2023
Authorised by:	Jo Morin	Date: 21.12.2023