Expiry Date - 19/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1619/23 **Recommendation – REFUSE**

Site: **56 Shelley Road Worthing West Sussex**

Proposal: **Installation of replacement timber windows to UPVC windows to ground and first floor South and West elevations.**

Date of site visit: 20/12/23

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located on a corner plot, to the north of Shelley Road and to the east of Shakespeare Road within a predominantly residential area of Worthing. The Winchester Road conservation area lies approximately 40m to the north of the site. The building is not listed. The building comprises a detached two storey building with accommodation in the roof, gables to the front and rear elevations and a central flat and hipped roof section. The elevations are finished in red brick with a tiled roof and timber sash windows throughout. The building is occupied as private residential flats.

The building is set back from the road behind a flint and brick wall and hard surface parking area to the frontage and patio areas to the rear. The building to the east is a two storey care home, to the south a two storey sheltered housing property, to the west a three storey block of flats and to the north a parking area and three storey block of flats.

Proposal

Planning permission is sought for replacement of timber windows to the ground and first floor, south and west elevations with UPVC.

The window schedule on the proposed elevation drawing states that all windows would be replaced with UPVC vertical sliding windows other than for window WG02 – ground floor front arched window and WG08 – ground floor side bay window. However the window detail insert and separate window drawing also show windows WG01 and WG06 as having casement windows.

The existing elevation drawings are not correct in relation to window WG02 which has a glazing bar detail to the upper panes which is not shown on the existing drawings and window WG08 which does not show the mid rail of the sash windows or the glazing bar detail to the fanlights. These inaccuracies are carried through to the proposed elevation drawings.

Further inconsistencies are shown between the proposed elevation drawings and window detail insert and separate window drawing. Windows WG01 and WG06 in the detail drawing are shown with 4 over 6 panes instead of 6 over 9 as shown on the proposed elevations, there are only 6 arched panes when there are 9 on the existing and proposed elevations and the intricate central arched detail is completely omitted on the detailed drawing.

Window WG02 is completely different on the window detail insert and window drawing to that shown on the proposed elevations.

No section drawings have been provided with the application however it appears that the glazing bars would be stuck on or between the panes rather than an integral part of the windows and the frames appear to be significantly thicker than the existing windows.

Relevant Planning History:

08/0524/FULL - Proposed new windows to rear elevation only and removal of existing fire escape – Approved

07/0995/FULL - Amendment to application No. WB/07/0461/FULL for the erection of 2 storey side extension to provide 3 additional self-contained flats (2 x one bed and 1 x two bed) to include additional single storey rear extension. – Approved

07/0461/FULL - Erection of two storey side extension to provide 3 additional self-contained flats (2 x one bed and 1 x two bed) – Approved

Consultations: None required

Representations: None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

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

Visual Amenity

The building is an attractive feature in the street scene that has retained its character through the preservation of the original timber sash windows

throughout. Windows within this building include two particularly ornate windows to the frontage, one that was original and one that was accurately replicated on the approved extension. The street scene is varied with a mix of traditional and more modern buildings, generally two to three storeys high and occupied as flats, both private and care homes or sheltered housing. It is noted that where properties have installed UPVC replacement windows this has detrimentally affected the appearance of those buildings. Those that have retained the timber sash windows have preserved the character of these buildings, contributing positively to the street scene.

Despite the fact that the application property is located outside of the conservation area, this does not undermine the requirement for all applications to be of high architectural and design quality and respect and enhance the character of the site and prevailing character of the area. This includes consideration of materials and detailed design. The NPPF seeks to secure high quality design and makes clear that poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions should be refused.

A two storey extension to the side of the application building and single storey rear extension were approved under 07/0995/FULL. This application was subject to a condition specifically requiring that, *'the openings and windows of the proposed extension should match those of the existing building, with particular care being taken to reproduce the style, method of opening and materials of the timber sash windows, the arrangement of glazing bars, the set back of frames from the wall face, the window sills and the form of the masonry window heads'.*

A further application for new windows to the rear of the building was approved under 08/0524/FULL. This application was subject to a condition requiring that, *'The materials, proportions, glazing pattern, external finish and method of opening of the new first floor windows shall match the adjacent windows in the same elevation and shall be constructed to match the window heads and cills and the set back of the window from the external wall face'.*

Both conditions were applied in the interests of visual amenity.

The current application for UPVC windows would entirely undermine the previous decisions and conditions at this site and their objective to preserve the character of the building by replicating the timber sash windows as existing. The character of the building has not diminished since these applications were granted or the extension and new windows added. No justification has been provided as to why the windows need to be replaced and given the relatively recent window additions in the extension in 2007 it is unlikely that these windows would require replacement already.

The details submitted for the application are inconsistent and a number of discrepancies have been identified. The proposed elevation drawings show very different details to the window detail insert and window drawing in terms of glazing pattern, proportions, openings and style and do not match the

windows that are to be replaced. Although limited details have been provided it is clear from the window drawing that the replacement windows in UPVC would have much thicker frames, stuck on or internal glazing bars and would not accurately replicate the existing windows in design. The replacement windows due to their proportions, frame size, poor design quality and failure to replicate the intricate details of the existing windows would significantly detract from the attractive appearance of the building having a highly detrimental impact on the character of the street scene and causing harm to the visual amenities of the locality.

Due to the significant harm to the character of the building and adverse impact on the visual amenities of the street scene, as a result of the proposed UPVC replacement windows, the application should be refused.

It should be noted that if a revised application is submitted for windows to be replaced on a like for like basis in timber, replicating the existing details, this is likely to be supported.

Residential Amenity

There would be no harm to residential amenity as a result of this application.

Recommendation

REFUSE for the reason:-

1. The proposed replacement of the original timber windows with UPVC would, by reason of their design, material, glazing pattern and frame proportions undermine the architectural integrity of the building and represent a poor quality design that fails to replicate the existing windows or preserve the character of the building, having a significant and harmful impact on the visual amenities of the locality and failing to enhance the local environment. The proposal is therefore contrary to Policy DM5 of the Worthing Local Plan, Supplementary Planning Guidance 'Extending or altering your home' and the policies of the revised National Planning Policy Framework.

Informative

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and raising them with the applicant’s agent. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

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

Expiry Date - 19/01/2024

Case Officer:	Amanda Haslett	Date: 18/01/24
Authorised by:	Jo Morin	Date: 18.01.2024