Expiry Date - 22/01/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1231/23 Recommendation – APPROVE

Site: Flat 2 8 Cambridge Road Worthing West Sussex

Proposal: Replacement UPVC windows to front and rear

Date of site visit: Observed from the street scene and rear passage of the property on 10/01/2024

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The application relates to No. 8 Cambridge Road, a mid-terrace two-storey former house comprising 3No. flats, located to the north side of Cambridge Road. Adjoining the building to either side are the end-of-terrace houses No. 6 and No. 10 Cambridge Road to the east and west respectively. Although each house is finished in a different coloured render, the terraced row has a strong uniformity in the street scene characterised by Victorian architecture, notably the rhythm of the two-storey bay sections and the decorative cornice amongst other detailing. The façade of the terraced row has an aesthetic symmetry which is disturbed at the side elevations by virtue of the differing roof forms of No. 6 and No. 10. Pitched roof outriggers project to the rear of the buildings in a symmetrical fashion. The central outrigger to No. 8 projects at a lesser depth, allowing for a slightly larger rear garden space with passages either side of the outrigger.

Unlike the end-of-terrace houses which exhibit sympathetic windows by way of their framing design, style, and form, No. 8 exhibits rather bulky and unsympathetic white UPVC casement windows, particularly to the façade at first-floor level.

The flat the subject of this application is No. 2, located to the easterly side of the ground-floor when looking at the façade of No. 8 Cambridge Road.

The building is not listed or located within a Conservation Area.

Proposal

Full planning permission is sought to replace a total of 5No. windows with 5No. new windows.

3No. windows are located to the bay window to the façade which serves the living room, 1No. to the rear which serves a bedroom, and 1No. to the side

(east) of the aforementioned outrigger which serves a bathroom, close to the bedroom window.

The replacement windows would be inserted into the existing openings and would be double glazed white UPVC casements with the same opening configuration and design as exists.

Relevant Planning History:

No window replacements at the application property although there are examples of permissions at the other flats within the building:

- **No. 1** for retrospective application for the installation of replacement PVCu windows under 99/00349/FULL, decision issued 01 Jun 1999.

- **No. 3** for retrospective application for the installation of replacement white PVCu windows to front elevation (1st floor) under 00/00477/FULL, decision issued 26 Jun 2000.

Consultations: None.

Representations: None received.

Relevant Planning Policies

National Planning Policy Framework (Revised December 2023)
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 is no objection in principle to extensions and alterations to residential properties within the built-up area. The key considerations for this planning application are the effects on the visual and residential amenities of the locality.

Visual Amenity

The replacement windows proposed to the rear (bedroom and bathroom) would be completely removed from public viewpoint and would therefore pose no detriment to visual amenity.

On the other hand, the proposed replacement windows to the façade concerns a prominent bay window which would pose a readily visible alteration to the street scene. It is considered that these replacement windows

would result in a degree of harm to both the street scene and character of the existing building and terraced row by virtue of their heavier and bulkier frames compared to what exists. Notwithstanding, the degree of harm is not considered to be significant given the existing windows are also of a plastic material and the replacements would be like-for-like insofar that the overall size, opening style and design would be the same. Moreover, whilst the windows to the end-of-terrace houses exhibit a more sympathetic appearance which more strongly reflects the era and character of the terraced row, weight is attached to the fact that the terraced row and surrounding area does not fall within a special designation and there are previous permissions connected to the façade of No. 8 as outlined in the relevant planning history section of this report, namely to the first-floor bay windows which exhibit an appearance much like what is being proposed here.

In view of the above, it is considered that the replacement windows would not be so harmful to the aesthetic of No. 8, nor the terraced row and street scene, to justify a refusal on visual amenity grounds.

Residential Amenity

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

Other

Some additional weight can be applied to the increased thermal efficiency of the flat as a result of the proposal.

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Windows

Informatives

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission 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: 18.01.2024

Expiry Date - 22/01/2024

Authorised by: Jo Morin Date: 19.01.2024