Development Management - Delegated Officer Report

Application Number: AWDM/0794/23 Recommendation – Approve

Site: 21 A Wordsworth Road Worthing

Proposal: **Proposed application for a Non-Material Amendment of previously approved AWDM/0885/21 to add a small window to the ground floor WC to the side (North) elevation.**

Last visited: 05.07.2021

Neighbours checked: Y

Additional neighbour notifications: N

Proposal, Site and Surroundings

The application site relates to a two storey mid-terrace house located on the west side of Wordsworth Road, close to its junction with Milton Street on the opposite side of the street. The house has previously been converted into two flats with a shared front door and hallway and with separate access formed internally to two flats.

Permission was granted in 2021 to convert the two flats back into a single dwelling house including alterations to the rear with new glazed doors to the rear elevation and a new side window to replace 2 smaller windows for the kitchen. AWDM/0885/21 refers.

The current application seeks approval for a non-material amendment comprising of the installation of a window to the north elevation to serve the ground floor wc. Neighbouring occupiers have been notified.

Relevant site history
As above.

Consultations
None

Representations
None

Relevant Planning Policies
Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

Planning Assessment

The installation of an additional window to serve the ground floor wc would not have any significant impact on the overall design or appearance of the building, being a relatively small window positioned in the side elevation of the rear outrigger where there are other larger side windows present.

The main impact arising from the new window would be to occupiers of neighbouring flats to the north at No.23 which has side windows in its own rear outrigger facing south towards the site. The previous application approved one new side window in the north elevation to replace two existing smaller windows to serve the kitchen. Whilst this proposal would add one further window, it would be relatively small and would serve a wc which would limit its impact, and can be mitigated by the inclusion of obscure glazing.

The previous conditions required matching materials and would remain as on the original permission to ensure an acceptable appearance.

Recommendation

APPROVE the non-material amendment in accordance with the application and accompanying plans and subject to the following condition:-

5. The window in the north side elevation to serve the wc hereby permitted shall at all times be obscure-glazed and it shall not subsequently be altered in any way.

For the avoidance of doubt these plans comprise:-

Drawing number 17-002_PL_201 D entitled ‘Proposed Arrangement Ground and First Floor Plan’ deposited 06 June 2023
Drawing number 17-002_PL_231C entitled ‘Proposed Arrangement Elevations’ deposited 06 June 2023
Drawing number 17-002_PL_301 entitled ‘Proposed Arrangement Ground Floor Plan’ deposited 06 June 2023
Drawing number 17-002_PL_331 entitled ‘Proposed Arrangement Elevations deposited 06 June 2023

The existing planning permission AWDM/0885/21 still stands and that the conditions imposed upon it continue to apply to the development except that the above plans can be substituted for drawing number 17-002_PL_201D ‘Proposed Ground & First Floor Plans’ and drawing number 17-002_PL_231C ‘Proposed Elevations’ deposited 20 May 2021.

Case Officer: Rebekah Hincke Date: 03.07.2023

Authorised by: Jo Morin Date 04.07.2023