Expiry Date - 14/02/2024

Development Control – Delegated Officer Report

Application Number: AWDM/1750/23 Recommendation – APPROVE

Site: 20 Longfellow Road Worthing West Sussex BN11 4NU

Proposal: Installation of steel French doors and side lights in place of 2no existing sash windows on rear elevation

Date of site visit: 22/01/2024

Neighbours checked: Y

Site Notice Posted: Y - Site Notice posted on 10/01/2024.

Site and Surroundings

The application property is a ground-floor flat located at No. 20 to the north-east side of Longfellow Road. The flat is one of two (20A occupies the first-floor) within a two-storey semi-detached building. The building comprises facing brickwork elevations with bi-chrome detailing to fenestration, an interlocking tiled hipped roof with steeply pitched front gable and mock Tudor gable face design, along with a mix of white UPVC and white timber windows. Other characterful features of the building include the bay section under gable face and the mono-pitch front porch canopy over front access door. The attached building No. 22 Longfellow Road appears to be a mirrored copy and there is an aesthetic symmetry in the appearance of the semi-detached pair. These buildings typify the prevailing character of the surrounding area, of which comprises more than a century old building stock sited within Shakespeare Conservation Area. The residential area is relatively dense and the street scape narrow. Longfellow Road curves to connect Heene Road and Shakespeare Road and there is little variation in the building lines of properties.

It was evident at site visit that most of the original timber framed windows of the building had been replaced with modern UPVC framed windows. Despite the uniform appearance, this is particularly noticeable to the façade where all original windows had been replaced, as is the case with other properties in the street scene. To the side and rear of the building fenestration is less uniform and comprises windows and doors of varying shapes, designs and materials. The application relates to the 2No. ground-floor white painted 6 over 1 timber vertical sash windows which serve the flats lounge area to the rear of the property.

Proposal

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Full planning permission is sought to replace the 2No. ground-floor white painted 6 over 1 timber vertical sash windows to the rear elevation with black steel framed heritage style French doors with side and top lights. The existing openings would be enlarged to accommodate the proposal which would measure 2.6m high and 2.6m wide.

Relevant Planning History:

Planning history at flat No. 20A for:

- Proposed loft conversion with rooflights to East, South and West roofslopes under AWDM/1685/20. Granted. Decision issued 24 Dec 2020.

- Replacement UPVC windows under AWDM/1199/12. Granted. Decision issued 19 Nov 2012.

- Replacement PVCu windows and rear door under AWDM/0478/11. Refused. Decision issued 20 Oct 2011. An appeal was lodged against this decision and PINS issued a split decision – dismissed insofar as it relates to front elevation fenestration, allowed insofar as it relates to flank and rear elevation fenestration. Ref: APP/M3835/A/12/2167715.

Consultations: None received.

Representations: None.

Relevant Planning Policies and guidance

National Planning Policy Framework (Revised December 2023)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Conservation Area Appraisal – X Shakespeare Road

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 application building, alike with the other properties that are sited to the north-east of Longfellow Road, positively contributes to the distinctive character and aesthetic of the streetscape and locality such that they have been recognised by the Council as non-designated heritage assets (local interest building) and as such, additional weight is concentrated on whether the proposal will have a detrimental impact on the buildings contribution to the area, as well as the character and appearance of the designated Conservation Area.

As previously mentioned, the application windows are positioned to the rear of the building at ground-floor level and serve as the primary windows to the lounge area, located to the westerly side of the elevation and close to the shared boundary fence with No. 22 Longfellow Road. As such, they are visually removed from the point of the street scene. Whilst these windows appear to be original to the building, their loss would not be detrimental to the character of the building nor the setting of the Conservation Area as they are not discernible owing to their situation to the rear.

Whilst the application windows are identical in size, form, design, and level on the elevation, and the 6 over 1 vertical sash profile is reflected to most of the windows to the upper floor of the rear elevation, the fenestration lacks the uniformity and symmetry exhibited to the façade with the ground-floor windows failing to vertically correspond with those to the upper floor. The windows to the rear elevation are diverse in terms of opening and frame size, design, and material. Attention has clearly been had to the proportions of the application windows in relation to the building as the proposed opening would not exceed the maximum height or maximum width between the pair of windows but rather insert into the existing opening by knocking through the brick wall that separates the windows and below the respective windows.

The French doors themselves would be conspicuous and out of character when viewed within the context of the rear elevation owing to their size, texture, design, and steel frames. Notwithstanding, in view of their positioning coupled with the acknowledgement that other properties in the locality have achieved alterations similar in nature to their respective rear elevation, namely at the attached property No. 22, it is considered that they would not be so harmful to the character of the building nor the character and appearance of the Conservation Area to warrant refusal.

Residential Amenity

There would be no material planning issues in relation to residential amenity as the proposal by virtue of its minor nature and insertion into a partially existing opening would have no impact on the living conditions of surrounding neighbours.

Other

In arriving at this decision consideration has been given to the fact that the new doors could provide improvements to the thermal efficiency of the property and reduce demand for energy. Moreover, the new door would increase the admittance of light into a habitable room improving the living conditions of the occupier(s).

Recommendation

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit

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: 07.02.2024

Authorised by: Louise Prew Date: 07/02/2024