Expiry Date - 07/02/2025

Development Control – Delegated Officer Report

Application Number: AWDM/1576/24 Recommendation – APPROVE

Site: 1A Brunswick Road Worthing West Sussex BN11 3NG

Proposal: Replacement of existing timber windows to rear extension of flat 1B with UPVC windows and replacement of timber doors with composite doors to flats 1A and 1B.

Date of site visit: 30/01/25

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site is located in a prominent corner positon to the north side of Brunswick Road and to the east side of Milton Road, within the Marine Parade and Hinterland Conservation Area. The building and the rest of the terrace are identified as 'Local Interest Buildings' that make a positive contribution to the Conservation Area. The application property comprises an end of terrace two storey building divided in to two flats, one at ground floor (1B) and one at first floor (1A); both flats are the subject of this application. The building has rendered elevations and decorative cornice with dentils beneath a slate hipped roof. Windows are mainly white painted single glazed timber sashes with a casement window to the side and to the rear extension and a multi-pane curved bay window to the front. Doors are timber, positioned to the east side elevation.

The north side of Brunswick Road is made up of a mix of two and three storey residential dwellings with The Bay cafe at the far eastern end at the junction of Brunswick Road and Thorn Road. Opposite the site, to the south side of Brunswick Road is a modern two storey, rendered block with roof accommodation in metal cladding, forming part of the Premier Inn/Beach residences complex and designed to have the appearance of a residential terrace.

With the exception of No.4 Brunswick Road the properties on the north side of the road have timber windows comprising a mix of vertical sliding sashes and casements.

Proposal

Planning permission is sought for the replacement of existing timber windows K, L and M, and front doors 1a and 1b with UPVC windows and composite doors.

Windows K, L and M are smaller casement or sash windows located on the west elevation of the later single storey rear extension attached to the north of the building.

The single glazed timber sash window ‘K’ would be replaced with a ‘Spectus’ PVCu vertical sliding sash window in white within the existing opening. The outer frame would be increased from 70mm to 105mm and the mid rail from 50mm to 63mm. Glazing bars are shown to match the existing detail at 30mm.

The single glazed casement windows ‘L’ and ‘M’ would be replaced with Whiteline 'Slimsash' Platinum NRG 70mm Casement Windows in white within the existing opening. The outer frame would be increased from 85mm to 100mm.

The timber doors to flats 1A and 1B are located to the west side of the building. The door to flat 1A opens directly on to the street and would be replaced with a composite four panel door finished in black. The timber and glazed panel door to flat 1B would be replaced with a composite two panel door with obscure glass and finished in black. This door is set back from the road behind a rendered wall and gate.

Windows A, B, C, D, E, F, G, H, I and J have been removed from the application and no longer form part of the proposal for consideration as the changes to these windows were considered unacceptable.

Relevant Planning History:

5 and 6 Brunswick Road
AWDM/0679/20 - Replacement of timber windows and doors with uPVC, to ground, first and second floors on front (south) elevation of 5 and 6 Brunswick Road – Refused. Dismissed at Appeal

The proposed replacement UPVC windows, by reason of their material and detailing would result in a loss of traditional character that would detract from the historic significance of these properties and fail to preserve or enhance the character or appearance of Marine Parade and Hinterland Conservation Area. The proposal is therefore contrary to policy 16 of the Worthing Core Strategy, policy DM24 of the Submission Draft Worthing Local Plan and the policies of the National Planning Policy Framework.

The Bay
AWDM/0686/17 - Replace existing single-glazed timber sliding sash windows and door on south and east elevations with double glazed timber sliding sashes and door and installation of new gate and intercom system and door to bin store on east elevation. - Approved

Consultations:

The Worthing Society

- This building, which appears to date from the late Victorian period, occupies an attractive corner site in the Marine Parade and Hinterland Conservation Area and is recorded on the Council's Local Interest List.

- The adjoining buildings numbered 1 to 10, together with the proximate hotel are also included on the Local Interest List.

- The material for the replacement doors will need to reflect the character of the building.

- Replacing the windows with uPVC will not be in character with the building or the CA.

SUMMARY
Due to the fact that this period building is located in the conservation area, is included on the Local List and has group value with the adjacent terrace and hotel, we consider the new windows and doors should have timber frames.

Representations:

None received

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5, DM23, DM24
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)
Marine and Hinterland Conservation Area Appraisal

Planning Assessment

Whilst there is no objection in principle to alterations to residential dwellings within the built-up area the Council has a statutory duty to have regard to the desirability of enhancing or preserving the character or appearance of its conservation areas. The key issues are the effects of the amended proposals on residential amenity, visual amenity and on the historic interest and significance of the Conservation Area and Local Interest Building.

Impact on Visual Amenity, Conservation Area and Local Interest Building

Policy DM24 of the Worthing Local Plan requires development in conservation areas to be of a *'high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated conservation area and opportunities will be taken to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be*

a material consideration in assessing an application for their demolition or development'.

The properties which make up the terrace are not identical in terms of their design, but have a similar rendered external finish and share similar architectural character features. All are 'Local Interest Buildings' and make a positive contribution to the historic character and significance of this part of the Conservation Area.

The Marine Parade and Hinterland Conservation Area Appraisal identifies Brunswick Road as being within a quiet, largely residential area comprising terrace properties dating from the early 19th century with several visually and architecturally distinctive terraces. It identifies timber sliding sash windows as one of several characteristic architectural features that should be preserved but notes that some properties, have insensitive alterations which have eroded the original character of the area.

Unlike some other roads within the Conservation Area, such as Milton and Thorn Road, this part of Brunswick Road is relatively unusual in that the majority of properties still have timber windows, although not all are original. To the north side of the road the only exception is No.4 which has UPVC windows, this property is a house and not a flat and therefore planning permission was not required for these changes. Whilst this is unfortunate and results in unsympathetic replacements that significantly detract from the conservation area, as permitted development this is beyond the scope of the council's control. The unsympathetic window replacements at No.4 Brunswick Road and the many within nearby Thorn Road highlight the vulnerability of this important aspect of historic character to erosion through small-scale, incremental change.

The original submission for the current application proposed replacement of all timber sash and casement windows to flats 1A and 1B with UPVC. This was considered unacceptable and the applicant advised:

'The proposal to replace timber windows with UPVC, an inherently modern material that fails to replicate the detail of the existing timber windows, cannot be supported in this prominent and sensitive location. Not only is the UPVC material unacceptable but the detailing and proportions are significantly different with the sash frame being increased from 70mm to 105mm and the mid rail from 50mm to 63mm, resulting in a heavier appearance. The alteration of the multipane window to the front 'G' with 3 separate windows is wholly unacceptable and would not be supported regardless of materials or dimensions.'

The applicant was further advised that there were some aspects of the proposal that could be supported, those being; *'both replacement doors in black composite and the windows to the rear single storey extension labelled K, L and M (being much later additions to the building and set back behind a wall at ground floor.)'*

The application was subsequently amended to accord with this advice and the proposal altered to include replacement of windows K, L and M only in UPVC and replacement of both doors in composite.

The windows to be replaced are all hidden behind the boundary wall and although glimpses of them are possible these windows are to a much later extension to the building and given their limited visibility are not considered to detract from the character or significance of the Local Interest Building or the Conservation Area. Similarly the door to flat 1B is hidden behind the wall and is a non-original feature and its replacement in composite would not adversely affect its surroundings.

The replacement door to flat 1A faces directly on to the street and is therefore more prominent than the other replacements. The existing door is not an original feature of the building and its featureless design does not reflect other doors in the street scene. The proposed replacement door would reflect the more traditional four panel design of most other doors within the terrace which is appropriate to the age of the building. The use of composite is considered acceptable in this context and would not detract from the character of the building or the wider street scene.

The proposed replacement windows and doors subject of the application as amended are not considered to have any significant adverse impact on the character or historic interest of the Conservation Area, the Local Interest Building or the visual amenities of the locality.

Residential Amenity

There are no additional or enlarged openings resulting from this application. Other than for some minor inconvenience during the fitting of replacement windows and doors, the proposal would not have any detrimental impact on the residential amenities of neighbours.

The proposed replacement windows and doors would enhance energy efficiency and improve the thermal capacity of the property, enhancing the living conditions for the occupants and resulting in a sustainable development.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit

Informative

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? Y

Case Officer: Amanda Haslett Date: 26/06/25

Authorised by: Jo Morin Date: 26.06.2025