Expiry Date - 11/07/2024

Development Control – Delegated Officer Report

Application Number: AWDM/0620/24 Recommendation – APPROVE

Site: Flat 4 Granville Court 5 Langton Road Worthing

Proposal: Replacement of four timber sash windows with uPVC casement windows

Date of site visit: 25.06.24

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The property comprises a large detached 'arts and crafts' style property on the west side of Langston Road. The property is brick and render with projecting bays and windows. It is set back from the road behind a low brick and flint wall with a driveway to the northern side. The property has many different window shapes and sizes. The property is divided into flats.

Langton Road has a variety of property types, sizes and styles.

The property is not listed and not within a conservation area.

Proposal

The application proposes the replacement of 4 first floor timber sash windows to flat 4 with UPVC casement windows. The windows are situated to the rear and side of the property.

Relevant Planning History:

None relevant

Consultations:

None undertaken

Representations:

None

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5

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National Planning Policy Framework (DLUHC 2023)
National Planning Practice Guidance
SPG ‘Extending or Altering Your Home’ (WBC)

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.

Visual Amenity

There is a mix of windows on the building and in the street some of which have been replaced and others are original there is no set style or age. Granville Court itself appears to have primarily timber sash windows particularly to the front.

The application proposes replacing timber sash windows with uPVC casement windows. The design of the proposed casement windows would have an opening window at the bottom. This style would not follow the design of a sash windows which tend to have the protruding glazing to the top half of the window opening, however the proposed windows are of a similar 4 or 2 pane proportion to the existing windows. The proposed bedroom window would not however have the vertical central bar as the existing sash windows.

Although the replacement windows are unfortunate there are other examples in the street where timber sash windows have been replaced with non-sash uPVC.

The building has a number of different window sizes with the most prominent being to the front elevation. The proposed replacement windows are at the rear and more utilitarian in style.

The replacement windows at the rear of the building of a similar style would ensure that this proposal would not be detrimentally out of character with the street scene and would not impact detrimentally on the visual amenities of the area.

Residential Amenity

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.

Recommendation

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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 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: Jackie Fox Date:03.07.24

Authorised by: Louise Prew Date: 04/07/2024