Expiry Date - 13/05/2025

Development Control – Delegated Officer Report

Application Number: AWDM/0062/25 **Recommendation – APPROVE**

Site: **122a Newlands Road Worthing West Sussex**

Proposal: **Replacement of existing timber framed windows to the south elevation with new uPVC windows.**

Date of site visit: 13/05/2025

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings
The site is located on the north of Homefield Park to the south of Newlands Road. The property comprises a detached property that is in use as an office for a structural engineers practice. The building has white timber casement windows. The properties to the north on Newlands Road have a large number of uPVC windows with the application site being the only on with timber windows. The building is aesthetic with stone walls.

The property is not within a conservation area, is not a listed building and there are no protected trees on site.

Proposal
The application proposes the replacement of all timber windows to the southern elevation with white uPVC. A total of ten windows are to be replaced in uPVC. The replacement windows would be similarly proportioned to the existing windows with the same division of panes. The opening type would be casement for all replacement windows.

Relevant Planning History:
None

Consultations:
None

Representations:
None received

Relevant Planning Policies
National Planning Policy Framework (2024)
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)

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Planning Assessment
There is no objection in principle to alterations to commercial dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity
Due to the location of the proposed development on the edge of Homefield Park the windows will be highly visible from within the wider locality. With the site not being within a conservation area or adjacent to a listed building the alteration from timber casement less protected.

The building is an attractive flint walled building at front and back. The building has undergone alterations in the past with new windows inserted at the bottom. An attempt has been made to match the style of the first floor windows albeit with brick elements that are squarer than those they seek to replicate. The inserted windows have thick timber frames and top hung fanlights. Photos also show some obvious patching along the eastern side of the southern wall. While the proposed uPVC frames are not a particularly sympathetic addition for this building, the building has undergone numerous alterations already. Whilst the proposal will result in an impact on the visual amenity due to the chunky uPVC frames, it is not considered to be significantly detrimental due to the existing condition of the building.

Within the locality there are a number of other properties on Newlands Road which have undergone the change to uPVC. As such it is considered that there is a precedent for the change in materials. Although the replacement windows will result in a loss of original character the property is not within a Conservation Area and is not a listed building and therefore the use of uPVC casements in context with other development in the area is considered acceptable.

Residential Amenity
Other than for some minor inconvenience during the fitting of replacement windows, the proposal would not have any detrimental impact on the residential amenities of neighbours.

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 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:	Finlay Gardner	Date: 13/05/2025
Authorised by:	Louise Prew	Date: 16/05/2025