Development Management - Delegated Officer Report

Application Number: AWDM/0711/23 Recommendation - APPROVE

Site: 2A Ripley Road, Worthing, BN11 5NQ

Proposal: Proposed replacement windows from timber to UPVC to the front (north) and side (west) elevations.

Date of site visit: Site Notice posted on site 10.05.2023 - Assessment has been assisted using the Applicants plans; Earthlight mapping; and Google 3D of the site

Neighbours checked: N/A

Additional neighbour notifications: N

Site and Surroundings

The property is a two storey semi-detached dwelling which is now in flats. The application property relates to the first floor flat. The existing windows are vertical sliding timber sash windows.

There are 3no. sets of semi-detached properties next to each other of similar design and all the main front windows are divided by large lower pane and small upper panes

The property is not within a conservation area, or is it listed.

Proposal

The replacement windows relate to 4no. windows of the first floor flat; 3no. within the front bay, and the 4th on the side elevation.

Relevant Planning History: None

Consultations: None

Representations: None received.

Relevant Planning Policies

Worthing Local Plan: Policy DM5
National Planning Policy Framework 2021
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to the replacement windows to residential flats within the built-up area. The key issues are the effect on the residential and visual amenities of the locality.

Visual & Residential Amenity

As the frames of UPVC are generally thicker than timber frames, it is quite clear when viewing the neighbouring properties that some of them have already changed their windows from timber frame to UPVC i.e. Ground floor flat; no.4, and the neighbouring flats also.

The street is characterised by properties with UPVC windows, thereby the change to the same material will be acceptable, and in view of the fact that the top windows will be of a small paned design, and thereby in keeping with the original window, the replacement windows will be in keeping with its environs.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit

Informative

1. Approved following amendment

Is recommendation contrary to letter(s) of representation? N

Case Officer: Eve Hearsey Date: 05.07.2023

Authorised by: Jo Morin Date: 05.07.2023