Development Management - Delegated Officer Report

Application Number: AWDM/1289/23 Recommendation - APPROVE

Site: Flat 3 30 Mill Road, Worthing, BN11 5DR

Proposal: Replacement windows from timber to UPVC.

Date of site visit: 27/09/2023

Neighbours checked: N/A

Additional neighbour notifications: N

Site and Surroundings

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

The property is located within the Mill Road conservation area, but it is not listed.

The conservation area appraisal explains that original/traditional fenestration and doors should be retained. Necessary replacement should match the traditional design and materials in general, this would be: for windows – white painted timber sash framing with plain lower section.

Proposal

The replacement windows relate to 6no windows on the ground floor; 3no within each of the ground-floor front bays to the south.

Relevant Planning History:

AWDM/0244/16 – Replacement wooden windows to white UPVC. Application Permitted 13/06/2016.

Consultations: None

Representations:

Worthing Society: The plans indicate that the proposed new uPVC windows are of good quality and attention has been paid to the period features with the inclusion of ‘Astragal’ bars. However, in view of the references in the CAAD, the status of the building and location, we respectfully suggest that the guidance of the Conservation Officer would be required.

Relevant Planning Policies

Worthing Local Plan: Policy DM5, DM24
National Planning Policy Framework 2023
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 as well as the impact on the conservation area.

Visual & Heritage

The existing building is extremely characterful and makes a positive addition to the street scene and the character of the Conservation Area, identified as a Local Interest Building. The traditional materials used contribute to its positivity including timber sash windows where these have been retained.

The 2no bay windows are to the front of the property, and comprise a total of 6no individual windows at ground floor. All consist of timber vertical sliding sashes with the smaller upper sash subdivided into smaller panes with horns, and a plain lower sash.

The proposed replacement UPVC windows will consist of the Legacy windows which seek to replicate the detailed design and opening of the existing timber windows, including small-paned upper sash and sash horns. Although the chamfered profile helps to narrow the sightlines, the proposed UPVC replacements will differ in appearance from the existing timber windows, having a thicker mid-rail and a slimmer bottom cill. The submitted section drawings show that the windows will be recessed behind the external face of the window opening in order to minimise the amount of visible outer framework.

The conservation area appraisal makes reference to the retention of wooden windows throughout expressing that replacement windows should match the traditional design and materials in general. Whilst it is appreciated that the application would result in a change of materials the design is considered to be of a high quality. It is also noted that permission for replacement UPVC Rehau Heritage windows was previously granted in 2016 although that permission subsequently lapsed without implementation.

On balance, the proposed replacements in this case are of good quality and although they will result in some change in appearance it is considered the effect on the character and appearance of the Conservation Area or the Locally Listed Building would not be unacceptably harmful to warrant refusal.

Residential Amenity

The proposed replacements would utilise existing window openings and would not give rise to harm to neighbour amenity.

Recommendation

APPROVE subject to Conditions:-

1. Approved plans
2. Standard Time Limit
3. Chamfered profile, run-through sash horns and glazing bars to be externally applied

Informative

1. Approved without amendment

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

Case Officer: Finlay Gardner Date: 14.11.2023

Authorised by: Jo Morin Date: 14.11.2023