Expiry Date - 04/12/2023

Development Control – Delegated Officer Report

Application Number: AWDM/0544/23 Recommendation – APPROVE

Site: 15 Southwick Street Southwick West Sussex BN42 4AD

Proposal: Replacement enlarged window to First Floor North elevation.

Date of site visit: 16/11/2023

Neighbours checked: Y

Additional neighbour notifications: Y – Site notice posted on 19/10/2023 and also publicised in the local newspaper on 19/10/2023.

Site and Surroundings:

The application property is situated on the west side of Southwick Street within a predominantly residential context. The property is a two-storey household comprising a mix of render, pebbledash and boarding with a tile crease and tiled pitched roof canopy over ground-floor window to front elevation, render for the remainder elevations, a tiled hipped roof, and white UPVC openings (with the exception of the closest bedroom window to the first-floor which is single glaze wooden and forms the subject of this application).

The property occupies an unusually narrow plot and exhibits an elongated form with a relatively deep rear garden space. Situated adjacent and orientated perpendicularly to the application property are grade II Listed Building's No. 11 Southwick Street to the south and No. 17 Southwick Street to the north (forming part of a semi-detached pair with No. 19). To the other side of the semi-detached pair is another Listed Building (Grove Lodge Veterinary Group) No. 21 Southwick Street. Whilst the application property is not listed and lacks the architectural merit of those that encompass it, it is considered to positively contribute to the general aesthetic along this section of Southwick Street and the wider Southwick Conservation Area.

Proposal:

Permission is sought to replace the closest bedroom window to first-floor with a larger window which would reflect the other windows to the property. The bedroom to which the window serves is located between another bedroom and bathroom, both of which have larger openings. The existing window is timber single glazed and measures 432mm x 725mm. This is to be replaced with a UPVC double glazed window measuring 725mm x 1230mm which would match the dimensions of the adjacent bathroom window and differ only by way of its transparent glazing.

Representations: None received.

Consultations:

Adur District Conservation Advisory Group: No objection.

Relevant Planning History: None.

Relevant Planning Policies and Guidance

Adur Local Plan 2017 Policy 1, 15, 16, 17
Supplementary Planning Guidance comprising: Development Management Standard No.2 'Extensions and Alterations to Dwellings'
Southwick Conservation Area Character Appraisal and Management Strategy
National Planning Policy Framework (Revised September 2023)

Planning Assessment

Principle

The proposal comprises upgrading a residential property located within the built-up area and can be supported in principle. The relevant issues are the effects on the character and appearance of the surrounding area including the Conservation Area and adjacent Listed Buildings, and the effects on the amenities of neighbouring residential occupiers.

Visual Amenity

The window in question is situated to the side (north) elevation of the property and out of visual point to the street scene. The window is an anomaly insofar as it does not reflect the properties of other windows to this elevation and the property as a whole; the window is constructed of wooden material and is significantly smaller. Thus, the proposal to insert a window of identical nature to what exists at this elevation denotes a visual enhancement to the property. The proposal would not harm the setting of the surrounding Conservation Area or harmfully affect the adjacent heritage assets. The proposal is acceptable on visual amenity grounds.

Residential Amenity

The proposal would not give rise to an overbearing or overshadowing form of development by virtue of the minor nature of the works.

The outlook of the window would be directly onto the west roof slope of the adjacent neighbour No. 17. The rear garden to No. 17 would be visible but only to an oblique angle of viewpoint. Given the window would not directly

overlook areas of amenity and in view of the established windows to this elevation, particularly the rearmost bedroom window which is larger and completely outlooks the rear garden space of No. 17, it is considered that the harm would not be significant and no material overlooking would occur. Weight must also be applied to the subsequent improvement in thermal efficiency and conformity with safety regulations in respect to fire safety. There are no residential amenity grounds to resist the proposal.

Recommendation:

APPROVE subject to Conditions:-

1. Approved Plans
2. Standard Time Limit
3. Matching Window

Informatives:-

1. 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: Jason Albon Date: 30.11.2023

Authorised by: Peter Barnett Date: 4 December 2023