Development Control – Delegated Officer Report

Application Number: AWDM/11109/23 Recommendation – APPROVE

Site: Flat 14, Clarence Court, Brighton Road, Worthing, BN11 2ER

Proposal: Replacement of existing white UPVC door and window with white UPVC at top floor

Date of site visit: 15.08.2023

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings:

The property is a 4 storey bock of flats in the Art Deco style. It is identified as a Local interest Building in the Worthing Local Interest Study 2003. The first floor and above on the east and west thirds of the whole, have curved balconies. The property is painted light cream, and the windows and glazed doors of the flats are white, the majority of which are UPVC which has resulted in the loss of some of its original character.

Proposal:

The application seeks planning permission to replace an external door and window on the third floor, north elevation (front), of the block of flats.

Relevant Planning History: Various

Consultations: None

Representations: None received

Relevant Planning Policies

Worthing Local Plan: SP1, DM5, DM24
National Planning Policy Framework 2023
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to the change of windows within this flatted development subject to the effect on character of the existing block of flats together with the neighbouring properties

Visual Amenity

The windows will not match the design of the existing window, as it will comprise 6no. small panes as opposed to the existing window which is one full width fanlight over 1 pane of glass. The door however will be of the same design.

Also the material and colour will be the same as the existing window and door, specifically white UPVC.

Lastly, the size of the replacement window and door will be the same size as the existing, namely 1040mm x 1250mm for the window and 800mm x 2150 for the door.

However, viewing the windows in the front elevation, it is noted that there are several windows that have been changed to the small pane option as per this current application. Indeed the corresponding windows to the application window on the ground, first and second floors have been amended to the same design as what is proposed. The proposal will thereby tie in with those.

Overall, the change in windows will largely be in accordance with many of the flats, and thereby will be in character with their neighbours.

To finish, as the majority of windows in the block have been changed to UPVC, thereby, the thickness of the frames will be in keeping with the majority of the windows within the building.

Residential Amenity

It is not considered that the change in windows will materially affect the neighbouring residential amenities

Recommendation - APPROVE subject to the following Conditions:-

1. Approved plans
2. Standard time limit

Informative

1. Approved without amendment

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

Case Officer: Eve Hearsey Date: 01.11.2023

Authorised by: Jo Morin Date: 02.11.2023